ROYAL ARCHITECTURAL INSTITUTE OF CANADA JOURNAL

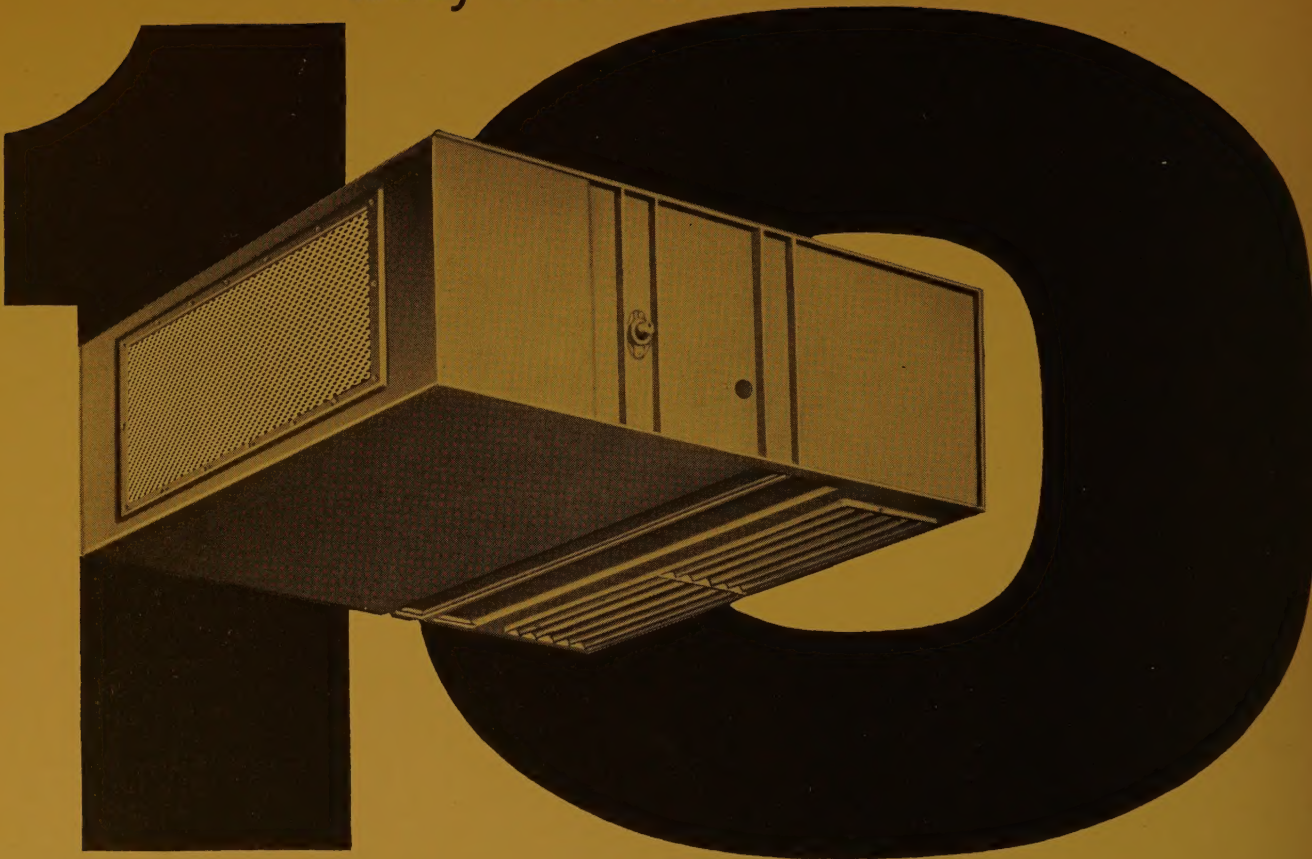


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today there are



10 new reasons to specify Trane Torrivent

TRANE TORRIVENT—Heating and Ventilating for Schools, Factories, Auditoriums, Churches, Office Buildings, Warehouses, Garages, Institutions.

Trane is always making good products better. Many months ago, Trane engineers began a major im- provement program for their famous Torrivents. Today, as a result, there's a new, vastly improved Torrivent unit. In 10 ways—and more—it's the best Trane has ever built. Judge for yourself:

- **New Models:** Choose from 17 sizes, one to fit your job exactly. Btu.s from 20,000 to 3,800,000. One, two or three fans . . . cfm to 54,000. Six models: vertical floor, horizontal ceiling, inverted ceiling, horizontal floor, vertical wall, inverted wall.
- **New Size:** Compact is the word—these new Torri- vents are up to 20% smaller.
- **Lifetime Bearings:** Bearings are permanently sealed and lubricated to last a lifetime. No more bearing failures—ever!
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- **Hollow Shafts:** Reduces weight, eliminates need for intermediate bearings.
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- **New Coil Design:** New Trane Sigma Flo Coil as- sures better heat transfer. One row of tubes meets most capacity requirements.
- **Advanced Fan Design:** New fan design means peak efficiency. Lower horsepower requirements mean better economy.
- **Easier Maintenance:** Maintenance is seldom needed, but when it is Trane makes it easy. Coils, and other parts easily removed.
- **Rugged Construction:** Casing and accessories are uniframe construction, with heavy gauge phos- phatized steel. Coils have heavy semi-steel cast headers with tubes rolled and bushed for longer life.

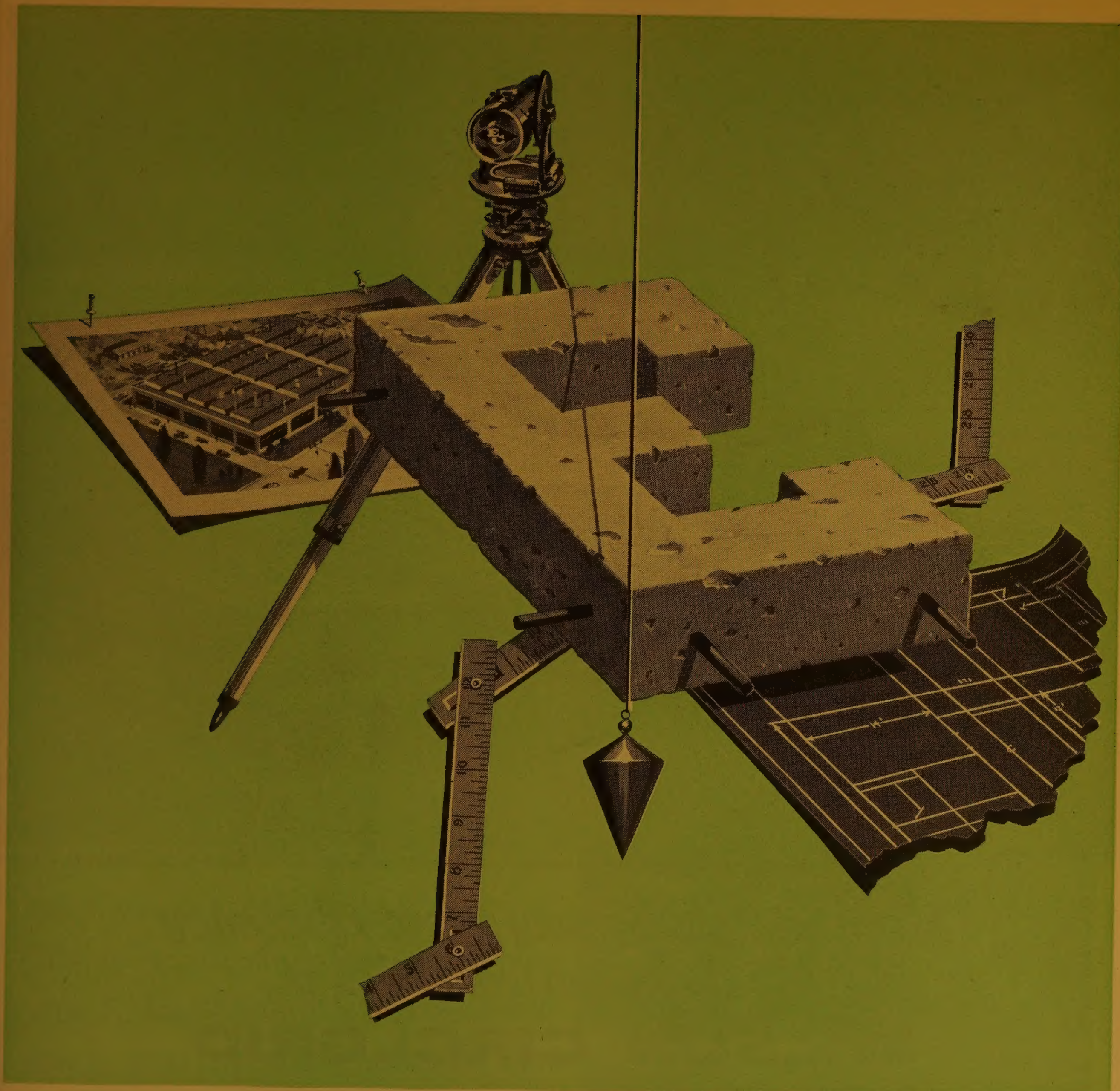
The New Trane Torrivent Line is ready for immediate delivery. Ask your nearby Trane sales office for complete facts on the Torrivent line, or write: Trane Company of Canada, Limited, Toronto 14.

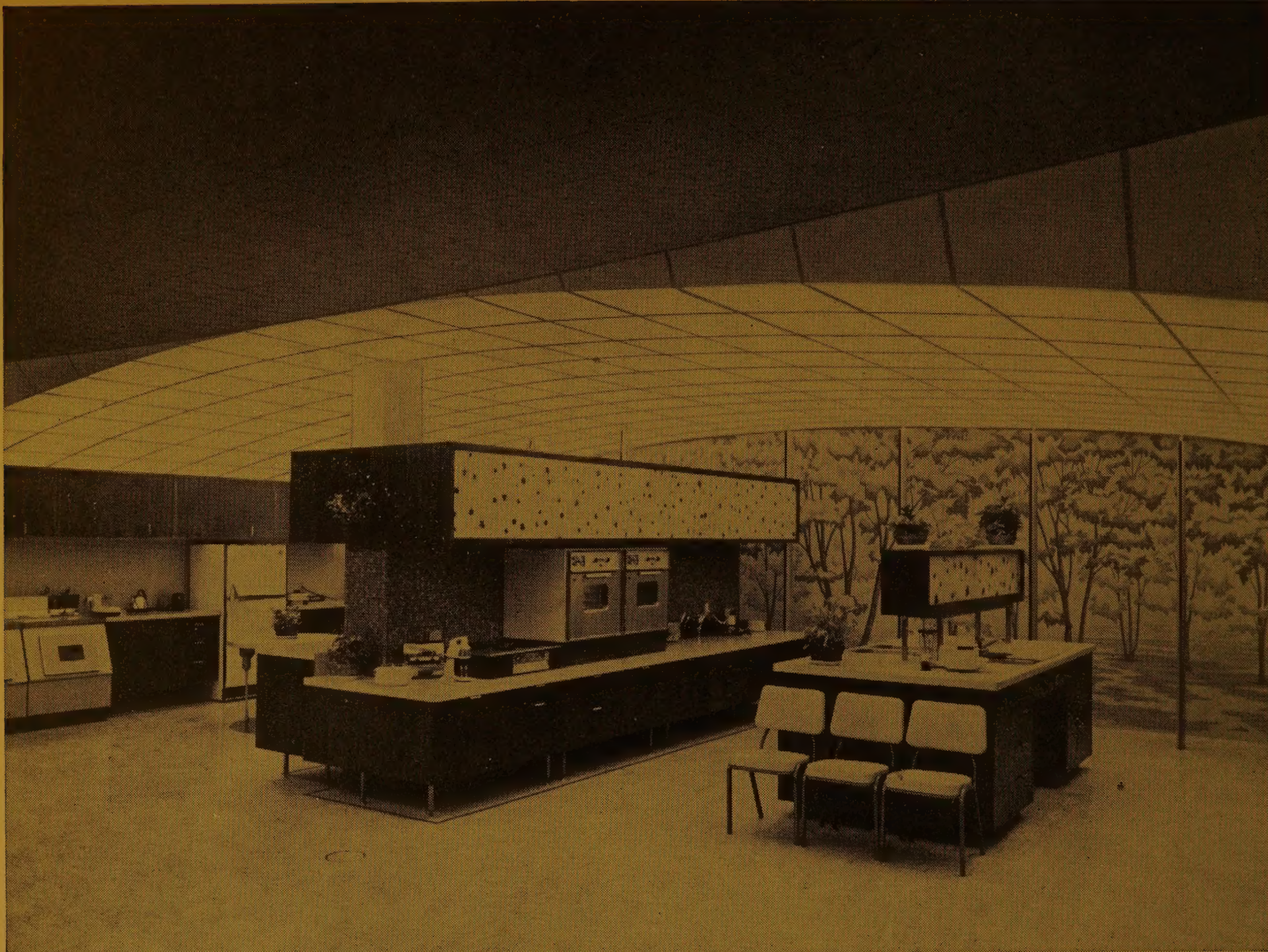
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TRANE

TRANE COMPANY OF CANADA, LIMITED, TORONTO 14

Manufacturers of air conditioning, heating, ventilating and heat transfer equipment.





Interior of Public Utilities Commission Building, London, Ontario, where Wilson Circlgrid is installed. *Architect:* H. L. Hicks.

Here is new beauty, new efficiency for illuminated ceilings

WILSON CIRCLGRID

Circlgrid...the new non-burning vinyl louvre, another Wilson contribution to comfortable lighting.

Each Circlgrid panel consists of a pair of vacuum-formed, non-combustible sheets of rigid vinyl electronically welded for great structural strength and light weight.

* Nominal sizes: 2′ by 2′, 2′ by 4′.
* Has 45° x 45° shielding.
* Easily installed in most suspended acoustical ceiling systems.
* Low maintenance:—panels are easily cleaned in a rinse of any recommended detergent.
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* Circular openings promote air circulation.
* Panels are rigid: easily cut to fit irregular areas.
* Available in several transparencies.

A product of "Engineered Seeing"®

"Engineered Seeing" is identified by the Wilson "W" and symbolizes a company of illumination engineers and experts serving Canadian industry for fifty years.



For complete details on **WILSON CIRCLGRID** write for catalogue section today.

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BUILD BETTER WITH THE NEW STEEL

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Guaranteed minimum yield strength of CSA G40.8 as supplied by Algoma is up to 33% higher than other structural grades, such as G40.4 (A7), permitting higher allowable design stress.

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Further information, and copies of CSA G40.8 specification gladly supplied on request.

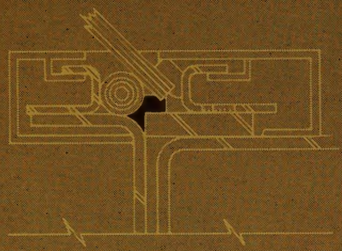
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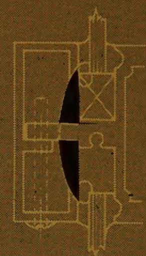
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BLUE CROSS BUILDING, Boston, Mass.



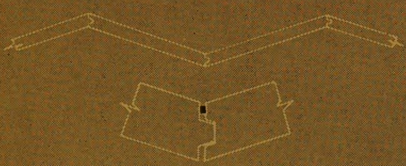
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THE EQUITABLE LIFE ASSURANCE SOCIETY
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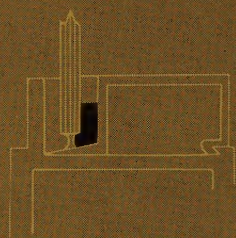
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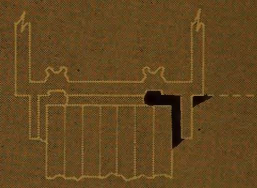
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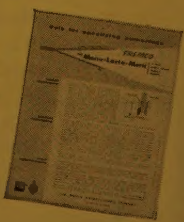
TREMCO MONO-LASTO-MERIC®, 1-PART 100% LIQUID POLYMER, ACRYLIC BASE SEALANT . . .

factory mixed, ready for use in cartridge or bulk, assures absolute weathertightness for controlled joints, expansion joints and conventional caulking joints. It has a basic superiority over conventional sealants which require the use of ingredients that will migrate or oxidize in time, thus lowering sealant life and efficiency. Mono-Lasto-Meric is formulated with Tremco developed and Tremco manufactured pure 100% liquid polymer. The desired requirements of exceptional adhesion and enduring elasticity are *inherent* and *permanent* parts of the basic polymer. Absolutely non-staining on masonry surfaces.

FEATURES

- A factory-mixed 100% liquid polymer sealant — ready for use
- Eliminates hazards and high cost of job site mixing
- Exceptional adhesive qualities and enduring elasticity
- Non-staining on all types of masonry
- Wide range of colors
- Caulking gun consistency supplied in cartridge or bulk

For your next bonding, sealing or caulking assignment consider Mono-Lasto-Meric. A product data sheet designed for specifying authorities is available from your Tremco Representative or write: The Tremco Manufacturing Company (Canada) Limited, Toronto 17, Ontario.



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TREMCO
PRODUCTS AND TECHNICAL SERVICES FOR BUILDING MAINTENANCE & CONSTRUCTION

"When you specify a Tremco Product ...you specify a Tremco Service!"

a *Genie* at your command—

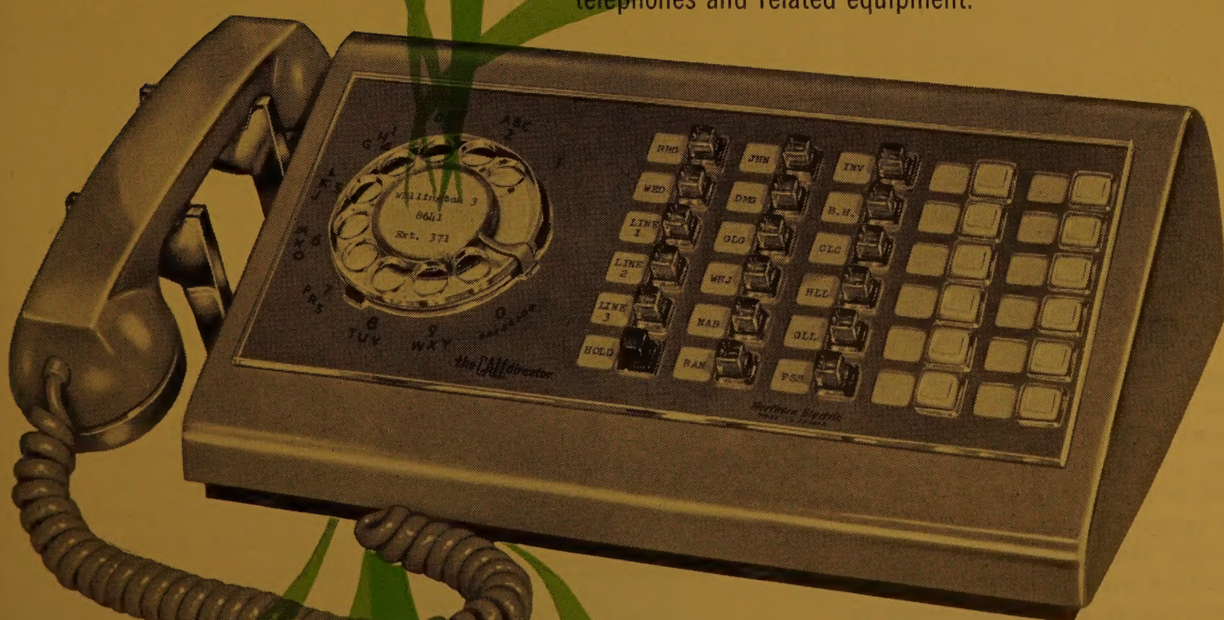
the CALL director



The 30-button CALL director helps secretaries handle more calls, streamlines office operation.

From Northern Electric comes a new-style genie . . . the CALL director telephone. It's the versatile virtuoso of modern business communications. To reach many inter-office extensions—just press a button. To hold a telephone conference—just press a button. To connect outside calls to others—just press a button. The CALL director is available with 12, 18 or 30 buttons and many features to save precious business time.

The CALL director telephone is another step forward in the science of business communications by Northern Electric, who design and manufacture most of Canada's telephones and related equipment.



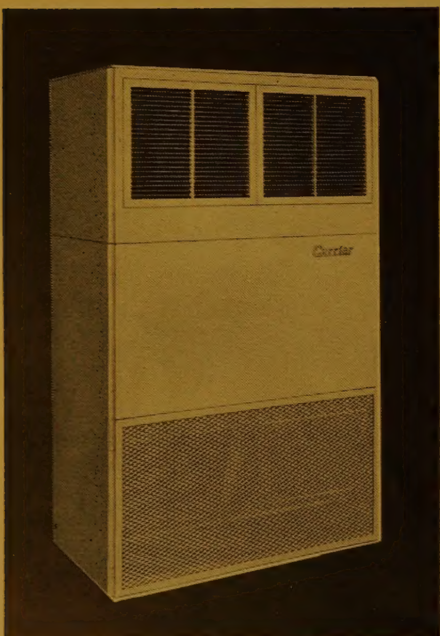
Northern's extensive experience in this field, along with their creative engineering and design personnel and modern manufacturing facilities are at your command. Branches are strategically located across Canada to serve you.

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SERVES YOU BEST

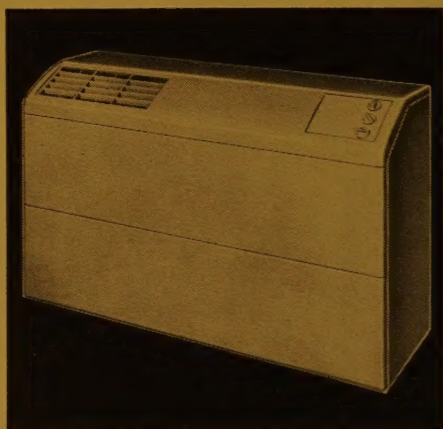
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MORE NEW DEVELOPMENTS FROM CARRIER!



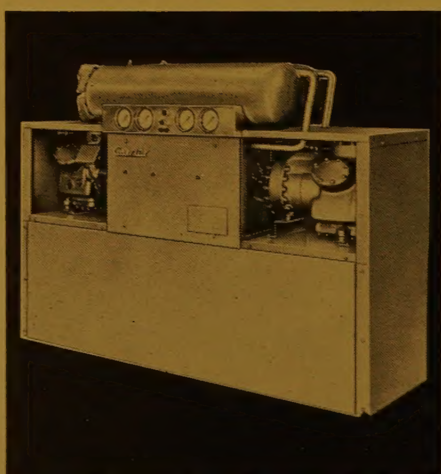
38R Fan and Coil Weathermakers

A complete family of fan and coil units in nine sizes from 5 to 50 tons—available both in direct expansion and water chilled models. Highly versatile, the variety of fan arrangements allows a wide range of flexibility. In many instances, this permits installations impossible with other units. These Weathermakers satisfy the trend in commercial air conditioning for versatility and space conservation, as well as for attractive appearance.



51 Series Weathermakers

For new and existing buildings, these versatile units provide the benefits of a central air conditioning system at a fraction of the cost. An across-the-sill model is available, which ties in with central system heating through existing steam or hot water lines —or uses built-in electric resistance heat—to provide efficient and economical year-round heating and cooling. Neither unit requires remodeling or ductwork.



30HH and HJ Liquid Chilling Packages

The most compact completely packaged liquid chillers ever offered. Available in 15, 20, 25 and 30 ton models, these units represent a substantial saving to your clients in floor space as well as efficient performance. Quiet in operation, this complete Carrier refrigeration system is designed to chill water for air conditioning or industrial process cooling applications. Available with or without condensers.

For complete details about these new developments, see the Carrier dealer listed in the Yellow Pages. Or write to Carrier Air Conditioning (Canada) Limited, 70 Queen Elizabeth Boulevard, Toronto. Offices and dealers in principal cities.

BETTER AIR CONDITIONING FOR EVERYBODY EVERYWHERE

Carrier

Wood's RECESSED SANITARY NAPKIN DISPOSAL WALL BINS



ND No. 6
RECESSED WALL BIN

Convenient wall-recessed sanitary napkin bin. Exposed surfaces and removable container of stainless steel. Bin has built-in receptacle for deodorant block.



Wood's WALL MOUNTED SANITARY NAPKIN DISPOSAL BINS



ND No. 4
WALL MOUNTED BIN

Compact wall mounted sanitary napkin disposal bin.

Holds standard 6 lb. paper bag. Bin has built-in receptacle for deodorant block.

Finished in baked white enamel.

"Sanitation for the Nation"

H. WOOD & COMPANY, LIMITED

TORONTO • MONTREAL • VANCOUVER

Freshen Up Your Washrooms...

With These Fragrant Deodorizers



ORIENTAL BOUQUET
A double strength medley of exotic fragrance—pleasant and effective.

CEDAR PINE
The tangy refreshing aro
of an outdoor morning.

GARDENIA
A garden fresh floral fragrance.

Dimensions—8⅜″ Height, 3″ Width, 2½″ Depth

Yes, all washrooms do need constant air correction. That's why thousands of businesses, hotels, schools and hospitals specify and use these registered deodorizers.

We guarantee satisfaction for just a few cents a day. Test installations will be made without cost or obligation.

"Sanitation for the Nation"

G. H. WOOD & COMPANY, LIMITE

TORONTO • MONTREAL • VANCOUVE

wood folding doors

offer creative approaches to space control



The wood panels of PELLA FOLDING DOORS can be *painted* or *finished* on the job to your specifications. Or, you can specify one of the warm, inviting tones of 6 genuine wood veneers completely finished and ready for installation. Solid wood "Lamicor" panel construction prevents warping. Patented steel spring hinging assures smooth operation and even spacing of panel folds. For any width opening and heights up to 12′ 1″. Wide choice of track and end-post arrangements. For full specifications, contact your nearest distributor. Consult your classified telephone directory or the list at right.

6 FINE WOOD VENEERS: American Walnut, Philippine Mahogany, White Ash, Birch, Oak, Pine.

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Tel: JO. 8-1653
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The Top-Flite Company
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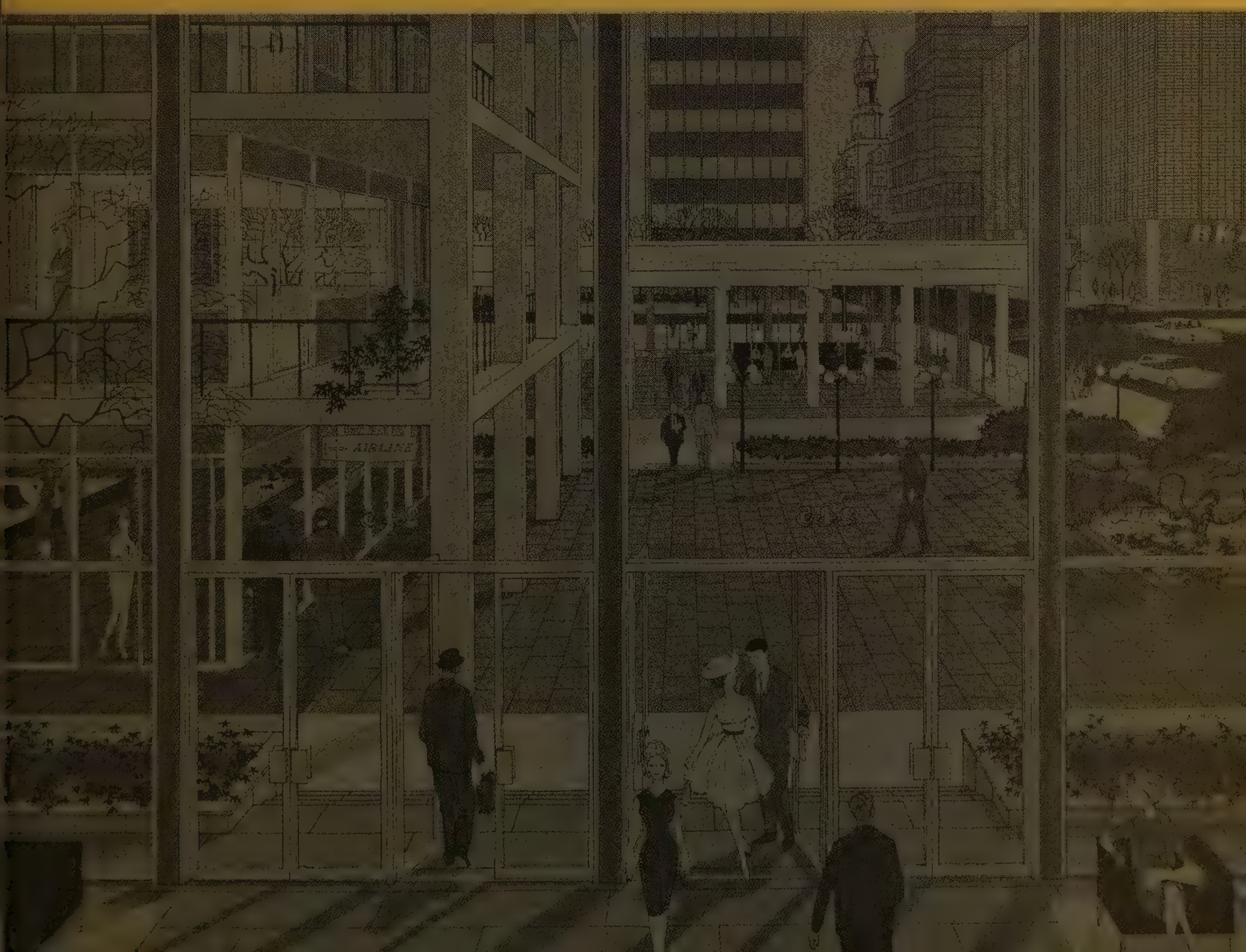
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M. F. Schurman Company Ltd.
P.O. Box 1390
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MAKERS OF FAMOUS PELLA WOOD WINDOWS, WOOD SLIDING GLASS DOORS, ROLSCREENS AND WOOD FOLDING PARTITIONS


AIRLINE

A SKI LODGE 'CAROUSEL' OF





FIR PLYWOOD FOLDED PLATES

When designing and building the Edelweiss Ski Lodge, Wakefield, Quebec, the main considerations for Mr. Bill Teron of Teron Construction Co. Ltd., Ottawa, were permanent strength and weatherproofing for such an exposed building. Secondly, he wanted it to have a suitably rugged, high-spirited exterior and an inside atmosphere of light-hearted recreation. Also, the roof components had to be prefabricated, and light enough for manhandling because no cranes were available on the mountainside.

"The use of Fir Plywood Folded Plates was the only way to meet all those requirements at low cost", said Mr. Teron.

The 48 Folded Plate sections are made of Fir Plywood panels nail-glued to lumber chords, forming a roof with a diameter of 80 feet. The outer bearing points are 10 feet apart round the wall where the web depth is almost 7 feet. At the centre the webs are 2 feet deep and connected to a ring which is supported by pipe columns. By December 1960, only three months after taking the decision to build, the lodge was in use and winning wide popularity. The actual construction took less than four weeks.

The Folded Plates, covering area as well as spanning distance, are another Fir Plywood structural component with wide scope for every designer who appreciates its practical and aesthetic advantages. The Plywood Manufacturers Association and its fieldmen across Canada are ready to help you make use of these new ideas.

S-61-3

NATIONAL FOREST PRODUCTS WEEK
OCT. 15-21 1961

WATERPROOF GLUE

FIR PLYWOOD

PLYWOOD MARKED (PMBC EXTERIOR) HAS WATERPROOF GLUE

Plywood Manufacturers Association of B.C., 550 Burrard Street, Vancouver 1, B.C.

Field Offices: Vancouver, Calgary, Winnipeg, London, Ottawa, Toronto, Montreal





BEAUTY IN DEPTH with front-to-back patterns of Dominion Vinyl Tile "Catalogne", an **exclusive** Dominion pattern developed from an early-Canadian rug design, is the most **"different"** pattern in the vinyl asbestos field, yet it is decoratively correct for any floor and is suitable for both home and industrial use. Much of this pattern's beauty is in the clarity of its colours, which go **all the way through.** "Catalogne", is C.H.M.C.-approved for all grades and is available in 9″ x 9″ tiles which can be used with special strips, borders and spot pieces for interesting effects. It is stocked in .080 gauge and ⅛″ gauge is available to order. Naturally, being a vinyl **asbestos** tile, "Catalogne" is reasonably priced. Write to address below for full information and literature.

FLOORS BY DOMINION

Dominion Oilcloth & Linoleum Co. Limited, 2200 St. Catherine St. East, Montreal. Makers of Dominion Linoleum, Vinyl Tile, Asphalt Tile, and Associated Products.

QUARRY TILE

SA·4

where permanence is paramount specify

The Greeks and Romans specified Quarry Tile that's still in fine condition.
Today, Cooksville-Laprairie Brick Limited makes the finest burned clay Quarry Tile and Acid-Resisting Floor Brick available.
Specify CLB Quarry Tile and Acid-Resisting Floor Brick where heavy traffic and corrosion are problems. CLB Quarry Tile is available in four earthy colours; Loraine Red, Golden Buff, Chocolate Brown, Enduro Gray. Write for descriptive literature and specifications.

CLB

COOKSVILLE LAPRAIRIE BRICK LIMITED

MONTREAL · TORONTO · OTTAWA

DIVIDEND ENGINEERING**

FORECASTS IMPORTANT SAVINGS OF $8,000 IN INITIAL COSTS PLUS $1,800 IN YEARLY OPER-ATING COSTS AT NEW PLANT AND RESEARCH LABORATORY†



** **DIVIDEND ENGINEERING** is a new, fast service Fiberglas Canad Limited will provide to demonstrate to architects, engineer management and financial groups that optimum use of Fibergla materials can result in reduced initial and operating costs an improved building performance.

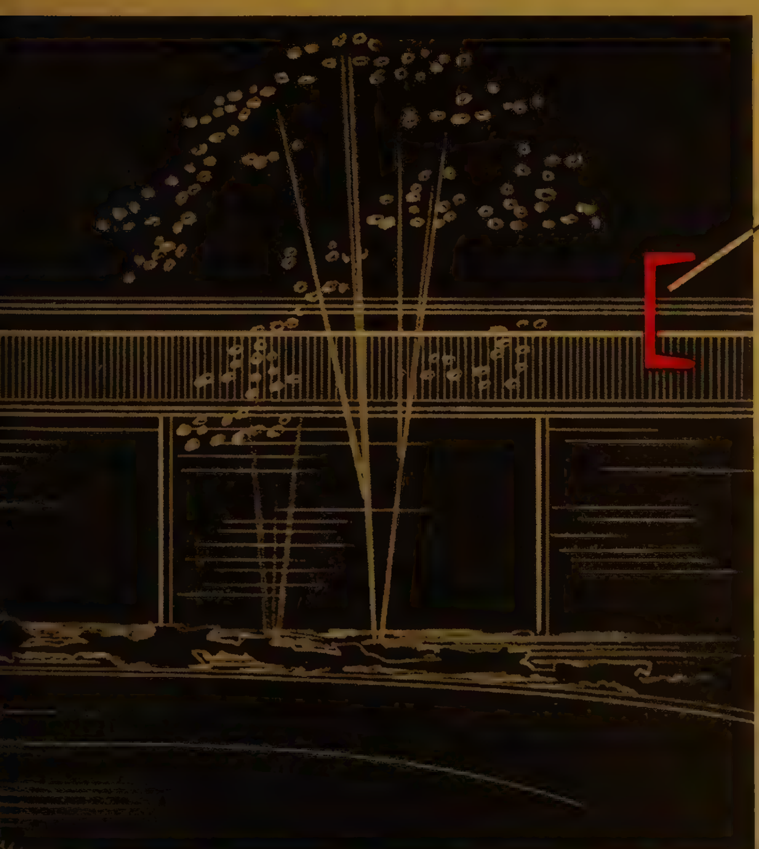
Dividend Engineering is a service developed by Fiberglas specifically for architects and engineers. It is a new, quick method of pinpointing insulation specifications that can project significant savings in initial and operating costs at the planning stage.

The example shown here illustrates how this system works. Original specifications called for one inch fiberboard roof insulation. A Dividend Engineering analysis forecast that by using one and one-half inch of Fiberglas roof insulation optimum heat savings would result. While the cost of this extra insulation amounted to $4,000, the added efficiency made it possible to predict a $12,000 saving on cooling equipment alone—for a net initial saving of $8,000.

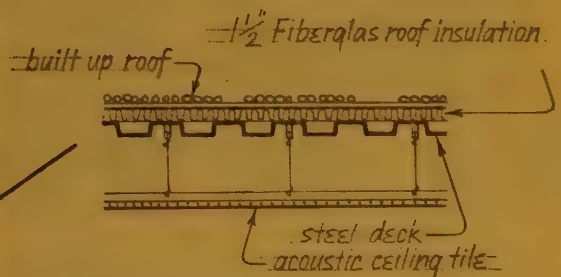
In addition, annual operating-cost savings of $784 on power and water, $700 on financing, $316 on depreciation and insurance totalled $1,800. Without a Dividend Engineering evaluation to point out the optimum "thermo-economic" performance of the roof, this $1,800 would be wasted every year.

Similar analyses and comparisons can reflect comparable savings for any wall or roof construction—even for window shading fabrics. Fiberglas Canada Limited, using an estimating system based on thermo-economic data accumulated over 20 years in thousands of industrial and commercial buildings, can supply complete and accurate data in a matter of hours from information supplied by the engineer on a simple form.

Let us show you how Dividend Engineering, by forecasting valuable savings, makes the comfort benefits of efficient heating and year-round air conditioning an economic possibility for more and more industrial and commercial structures. Get in touch with your local Fiberglas representative or write Fiberglas Canada Limited.



* *name available on request*



DIVIDEND ENGINEERING
DOLLAR-SAVING PROPOSAL

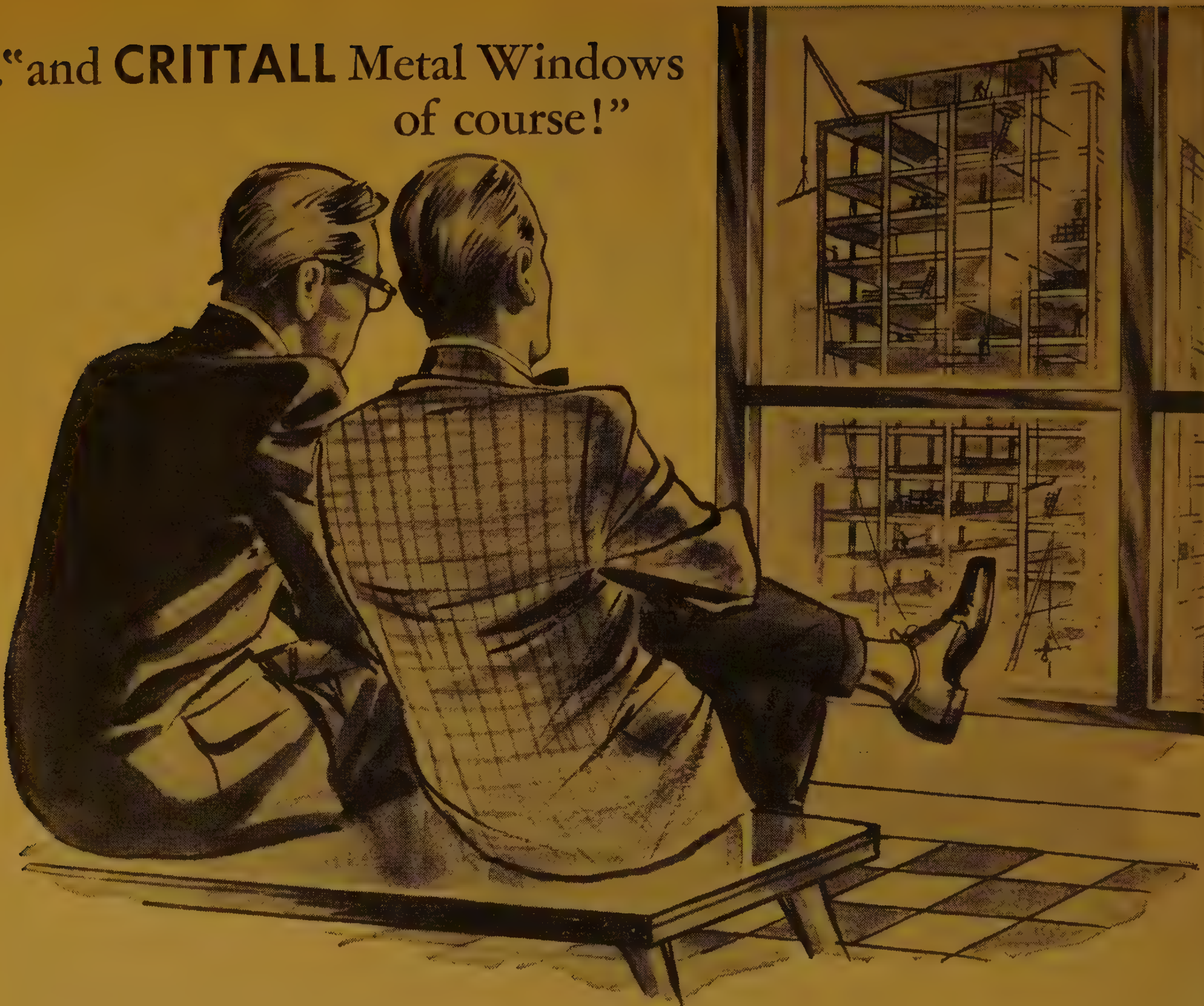
Cost of Heating & Cooling Equipment	
Original Specifications	$32,000
Dividend Engineering Specifications	20,000
Predicted Saving	$12,000
Additional Insulation Cost (in place)	4,000
Net Initial Saving	$ 8,000

Projected Annual Operating Costs	
Original Specifications	$ 9,947
Dividend Engineering Specifications	8,147
Annual Saving	$ 1,800

FIBERGLAS CANADA LIMITED

10 PRICE STREET, TORONTO, ONTARIO

*T.M. Reg'd.







A
B
C
6



ANACONDA



COPPER TUBE

...for 3000-unit Bay Ridges Development

Bay Ridges, one of Canada's largest residential developments, is located on the shores of Lake Ontario east of Toronto.

Every home in the 3000-unit project will have Anaconda copper tube for its hot and cold water lines. The reasons for this choice, given by Sam Zeldin, in charge of construction for Consolidated; neatness and economy of installation . . . a desirable "extra" to help sell the houses . . . long life with minimum upkeep for the buyer.

Specify Anaconda Copper Tube. Write for your copy of our new publication B-1, "Anaconda Pipe and Tube Products", to:

Anaconda American Brass Limited, New Toronto (Toronto 14), Ont.
Sales Offices: Quebec City, Montreal, Calgary and Vancouver.

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Consolidated Building Corporation
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J. Foley Plumbing & Heating Ltd.

Anaconda Products are as Canadian as the Maple Leaf

C-6119

Built-in Electric Heating



provides maximum efficiency and economy in new Oak Park School

In designing the new Oak Park School in London, Ontario, architects Blackwell, Hagarty and Buist specified built-in electric heating because they have found that, "it combines heating and ventilation in the most efficient operation for a school."

Mr. T. Ernest Smith was the consulting engineer for this modern school which is planned in four sections for future growth. Two sections are now in use. When the final additions are made, the extension of the heating and ventilating system will present no problem because it is simple to install.

With electric heating there is no complicated equipment taking up valuable space. Since there is no combustion, there is no dirt and no fumes. It provides a healthier climate for the pupils and maintenance costs are kept at a minimum.

Individual zone control thermostats reduce heating bills because they permit heating and ventilation to be restricted to occupied zones of the building.

For nights and weekends the temperature is set back automatically and a three-stage warm-up period returns class-rooms to comfortable temperatures in the morning.

Find out more about electric heating and cooling for your building. Contact your Local Hydro.



Architect E. H. Hagarty and Teacher R. Ayearst — inspect electric heating system. Because all electric installations could be handled by one contractor, costs were considerably reduced.

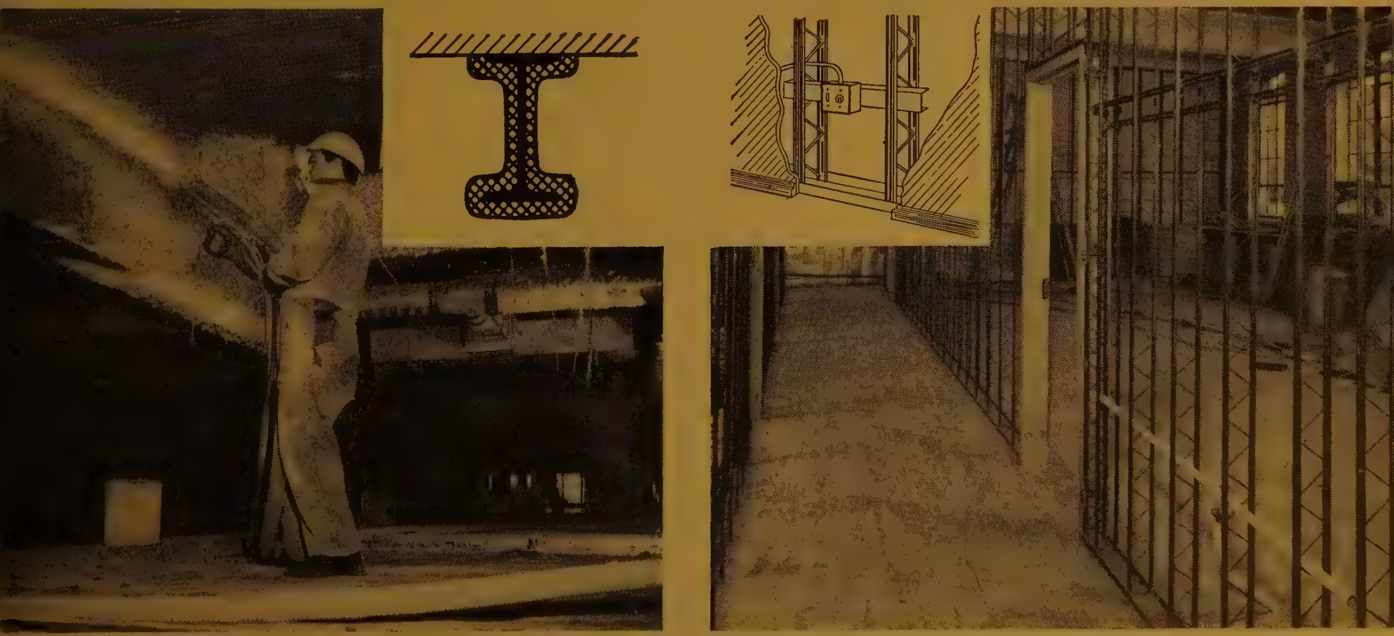
ONTARIO THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO HYDRO



Steel frames make ligh

The modern steel frame building is a *light* building. It always has been, but now, with the development of G40.8 and A36 steels, it is even lighter. Permissible working stresses are increased and section sizes reduced for the same loadings. Add to this, light weight floor systems, light weight fireproofing and light weight steel partition studs, and overall dead weight is way down. This can really cut foundation costs—a factor that must be considered in cost estimates.







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HOUSING — 1961
Flemingdon Park
Architect: Irving Grossman

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INTER ALIA

A FEW WEEKS AGO, a colleague on the Editorial Board of the Journal suggested, as a topic for research, a type of builders' house that is finding an all too ready market across Canada. It will be dealt with in detail at another time, but we are interested in it here only as it reflects public taste. We are assured that it defies all known standards of design; it is riddled with cliches, nooks and gimmicks; it can be described only as revolting to the person of taste, and yet represents to a large section of the Canadian public all that is desirable in the moderate priced house. That such a state of affairs should exist causes us no surprise, but it is none the less disturbing. That the RAIC Committee which toured Canada and reported on the "Design of the Residential Environment" caused many builders to pause and take stock, must be accepted as a proven fact. In some cases, the impact must have been sharp and in others subtle, but we would feel sure that, throughout the country, there are now builders whose product has improved, and whose horizons have been noticeably broadened. Even so, they are in business for profit, and it must be with a feeling of real disillusionment that they see others in the trade succeeding enormously with the kind of house that the Committee so roundly condemned.

Historians in the second or third millennium who write on our civilization will find oddly paradoxical the great achievements of our time in literature, science, art and architecture, alongside what we leave behind us in artifacts. They will be found under certain strata of ash, rich in strontium 90, and some twenty or thirty feet above the good earth in which the artifacts of the Victorian era patiently await the day of judgment. We once regarded the latter as horrors, but with the perspective of 1961, and our inescapable familiarity with the objects of daily use, we must revise our standards. What architect would not prefer to live in the most whimsical of Victorian villas if he had to choose between that and the most popular of contemporary Canadian builders' houses?

In the field of transportation, a score of vehicles from sleighs and buggies, through broughams to coaches, had an elegance and a refinement of detail that we have not even approached in automobiles. It is only in the aeroplane, where life itself is dependent on design and the ruthless elimination of anything that interferes with the laws of aerodynamics, that we have achieved beauty of a kind that is sometimes breath-taking in its effect on the spectator.

But where scientific giants have been at work on the external form, pygmies have designed the interior. Last week we entered a TCA plane by an ingenious retractable stair, only to find ourselves in a pink and blue compartment in which business men with their briefcases sat incongruously facing a wall decorated in gold stars in bas-relief. Would we be wrong in thinking that Queen Victoria's private railway car, horrible as it was, was less offensive? *ERA*

INTER ALIA

IL Y A QUELQUES SEMAINES, *un collègue de la rédaction du Journal a proposé comme sujet de recherche un genre de maisons hélàs beaucoup trop en vogue au Canada. Nous en parlerons en détails une autre fois; aujourd'hui, contentons-nous d'y voir une manifestation du goût de la population. Il s'agit d'un modèle qui défie sûrement toutes les normes connues de dessin; c'est un ensemble de clichés, de recoins et d'idées fantaisistes, tout simplement révoltant pour l'homme de bon goût. Pourtant, pour un fort secteur de la population, il représente le summum dans le domaine des maisons à prix modéré. Le fait n'a rien d'étonnant, mais il est inquiétant. Le voyage à travers le Canada et le rapport du Comité sur les conditions de l'habitation ont sûrement porté beaucoup de constructeurs à s'arrêter et à réfléchir. Dans certains cas, le choc doit avoir été violent, dans d'autres plus subtil, mais il ne fait pas de doute que dans tout le Canada des constructeurs ont amélioré leur produit et élargi leurs horizons. Mais, que voulez-vous, ces hommes sont en affaires pour gagner de l'argent et il doit être frustrant pour eux de voir des collègues remporter de grands succès en construisant les maisons que le Comité a si vertement condamnées.*

Les historiens du deuxième ou troisième millénaire, qui étudieront notre civilisation, seront frappés par le contraste entre nos grandes réalisations dans les domaines de la littérature, des sciences, des arts et de l'architecture et nos produits ouvrés. Ils trouveront ceux-ci enfouis dans des couches de cendres encore contaminées de strontium-90, à quelque vingt ou trente pieds au-dessus de la bonne terre où ceux de l'ère victorienne attendront patiemment le jour du jugement. Autrefois, ces derniers nous apparaissaient comme des horreurs mais, dans notre perspective de 1961, avec notre inévitable familiarité avec les objets d'usage courant, nous sommes forcés de reviser nos normes. Quel architecte ne préférerait pas habiter les villas les plus fantaisistes de l'ère victorienne plutôt que nos maisons contemporaines à la mode?

Dans le domaine des transports, une douzaine de véhicules, depuis les traîneaux et les bogheis jusqu'aux coupés et aux carosses, avaient une élégance et un raffinement de détails jamais atteints par nos automobiles. Seul l'avion, où la vie dépend du respect des lois de l'aérodynamique, présente une beauté qui réellement en impose au spectateur.

Mais si la forme extérieure est l'oeuvre de géants scientifiques, l'intérieur est le travail de nains. La semaine dernière, en entrant dans un avion d'Air-Canada par un ingénieux escalier escamotable, je me suis trouvé dans un compartiment rose et bleu où des hommes d'affaires faisaient face à un mur décoré d'étoiles d'or en bas-relief. Le wagon privé de la reine Victoria était peut-être horrible; il était sûrement moins choquant.

HOUSING

INTRODUCTION

by Henry Fliess

THE WORK PUBLISHED in this issue is indicative of the progress which has taken place in multiple housing in Canada in the last decade.

With the rapid urbanisation of the Canadian population, the amount of rental housing in the major Canadian cities has been on the increase. In Metropolitan Toronto, a stronghold of the single family house, rental housing is expected to form 60% of the total number of housing units by 1980.

This demand for rental units resulted first in two and a half storey and three and a half storey apartments in strip type developments along major traffic arteries, and was later superseded by the five storey, six storey and seven storey bearing wall structure, all box like in character and unembued with imagination.

Unfortunately, this type of development still continues but is slowly being brought to a halt by planning and mortgaging controls and public reaction, the latter brought to bear by the high number of vacancies. This dreary picture has been superseded by the gradual emergence on the one hand of the high-rise apartment, freeing the land and permitting large open spaces, and on the other by various forms of horizontal multiple housing providing accommodation suitable for families with children. Row housing, for some reason, has left a bad taste in the public mind, perhaps because of the long uninterrupted rows found in the older sections of some Canadian cities. Some well conceived recent projects have laid the ground work for a fresh acceptance of this form of housing, and some new horizontal and vertical combinations of multiple units have produced increasing variety and possibility of architectural expression.

The most important development, however, has been in the comprehensive planning of multiple housing, providing accommodation for the various needs of the growing family.

Of all the projects illustrated in this issue, Flemingdon Park has been the greatest opportunity and the greatest achievement. It indicates how, given large enough an area in the proper location, developer and architect can combine to produce an environment which is well planned, balanced in its accommodation, ample in the provision of open spaces (in spite of high densities), and vigorous in its architectural character. Putting the car underground is the logical development in a society where the car all but dominates planning. The pedestrian has again been elevated to his rightful place, and has been provided with paved pedestrian streets and open park spaces.

Unfortunately, such opportunities have been rare and it is unusual even today to have one developer plan and build such a large, comprehensive development. The standard procedure, even in well planned communities, is to sub-divide the multiple housing lands and sell them off, at best under some form of design control. But controls are no substitute for creative large scale planning and development.

Strange as it may seem, the architect of Flemingdon Park and the architects of the five selected designs in the CMHC Smyth Road Competition are relative newcomers on the Canadian housing scene. This would seem to indicate that the architectural resources are available, if only they were tapped and given the opportunity, to provide a far better housing environment in Canada than the present norm.

The Smyth Road Competition served a useful purpose in bringing such talent forward.

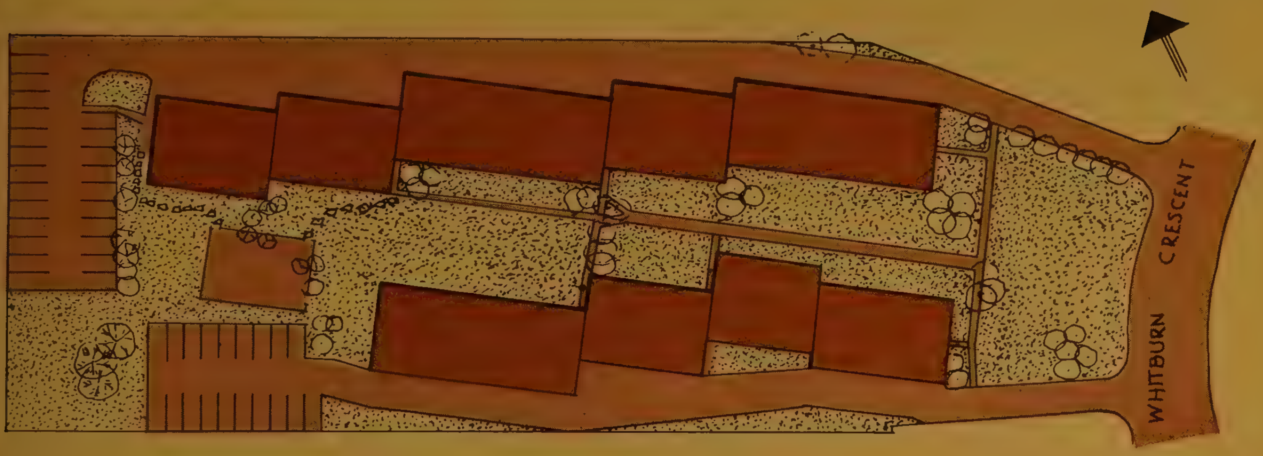
Whitburn Apartments

Township of North York, Ontario

ARCHITECTS
Jerome Markson, Jack Klein & Henry Sears, Associated Architects

STRUCTURAL ENGINEERS
Halsall & Dowdell

OWNER, BUILDER
Bismark Holdings Ltd.



THIS APARTMENT SCHEME by Jerome Markson and Henry Sears indicates the best that can be done within the limitations of the economical walk up apartment on a typical narrow and deep site. The solution breaks down the usual dull apartment box into a sensitively sited grouping which, while employing the standard norm, achieves a humanness not normally found in such a project. In addition it carefully segregates the motor access from the green and play spaces. While details standard to the speculative apartment are used, they achieve a freshness in this project by intelligent use. The staggered exterior form is reflected on the interior by a breaking down of the long and endless apartment corridors. In every way this is a carefully thought out and well conceived project. *Henry Fliess*

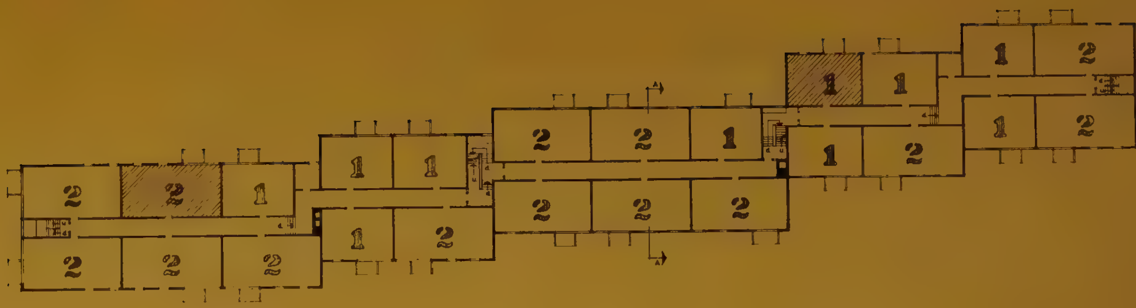
THE SITE
The site is an elongated point of land sloping sharply down from the road and surrounded on three sides by a heavily wooded ravine.

THE REQUIREMENTS
The requirements of the owners necessitated the provision of two long parallel buildings sited so as to permit the legal severance of the site with two parcels. The buildings were to be built to a very rigid budget and to be of "standard construction".

- masonry bearing wall;
- concrete slab on steel joists;
- concrete balconies;
- residential steel sash and doors.

THE SITING
The natural contours of the site were used to provide open carports under the building on the lower or outer sides, and to permit the stepping of the building and the terracing of the central "common" created between the buildings. The stepping is accompanied by the offsetting of the blocks in plan with each change level, thus permitting the central area to be further modulated.

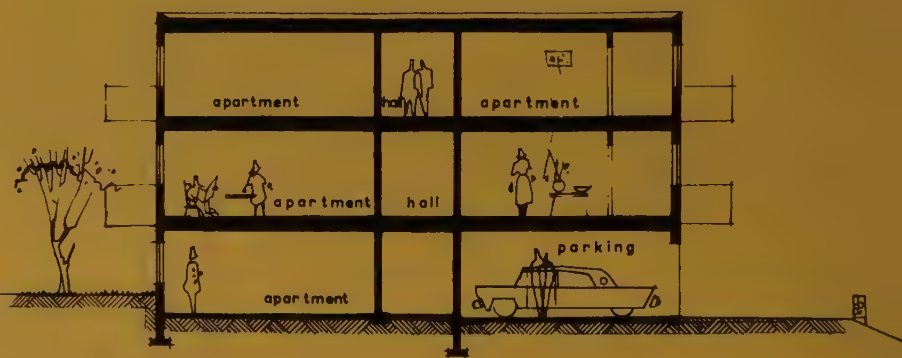
THE BUILDINGS
The concrete balconies with their upturned edges provide strong sculptured elements on the simple masonry expanses. The entrance canopies were kept visually light and transparent so as to not detract from the main massing of the buildings. The architects attempted to provide simple modest buildings sited appropriately to this particular site.





NORTH ELEVATION OF BLOCK 'B' scale 0 10' 20' 30' 40' 50'

WHITBURN APARTMENTS



SECTION 'A-A'
scale: 0 5' 10' 15' 20' 25'

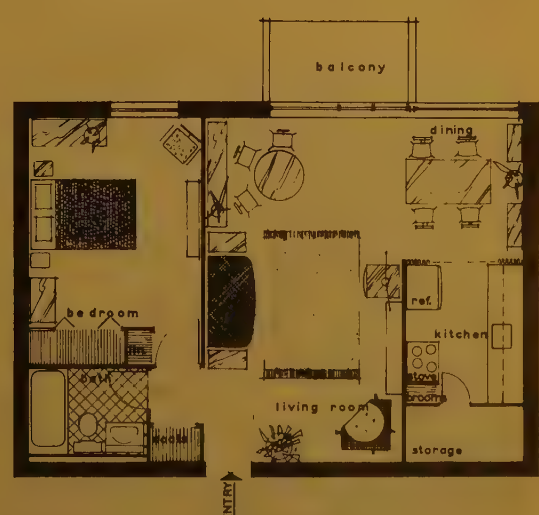






TWO BEDROOM APARTMENT

scale: 1260 5' 10'



ONE BEDROOM APARTMENT

scale: 1260 5' 10'



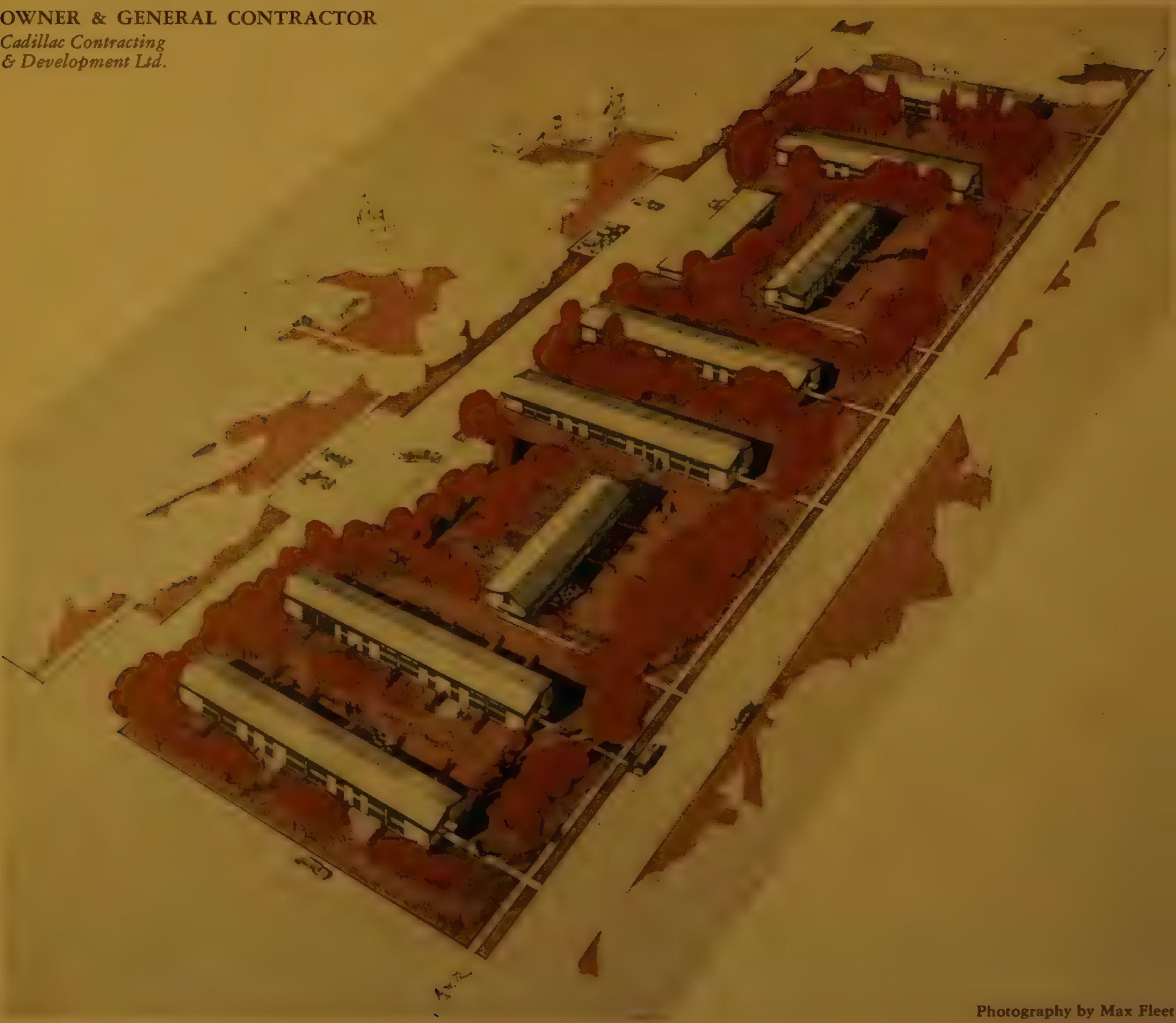
Maisonette Project

Toronto

ARCHITECT
Henry Fliess, Toronto

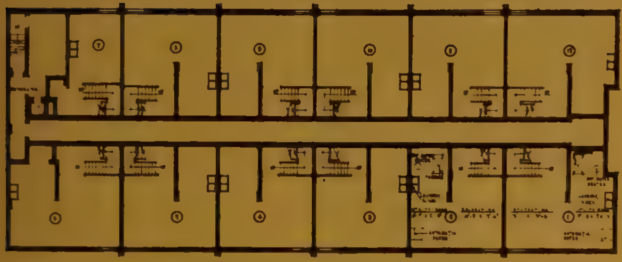
LANDSCAPE CONSULTANT
George Tanaka

OWNER & GENERAL CONTRACTOR
Cadillac Contracting
& Development Ltd.



Photography by Max Fleet



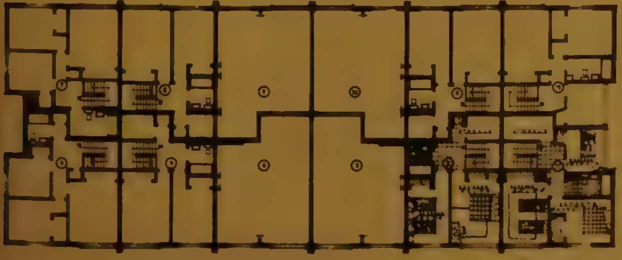


BASEMENT PLAN



GROUND FLOOR PLAN

SECOND FLOOR PLAN



AT THE TIME the project on Victoria Park Avenue was being considered, the only forms of rental housing available in Toronto were apartment buildings. South Hill Village in Don Mills and one or two other row housing projects had been built a year or two previously to provide much needed accommodation for families with small children, but the row house, which provides densities of 10-15 units per acre, proved uneconomical for any sites under consideration because of the astronomical land values. A unit therefore had to be developed which could make better use of the land available. The first thought that came to mind was of row houses located on each side of a 40′ wide paved pedestrian mall, but this involved difficulties in garbage collection and walking distances to car parking. (Later intelligently solved in the Flemingdon Park).

The next logical development was to use a central corridor instead of the pedestrian mall, providing in effect back to back row housing but with access from the interior and therefore retaining the privacy of the garden space. This



type of building later called a maisonette "apartment" provides a covered corridor from the car, and the garbage problem is solved by means of an incinerator, doing away with one of the worst problems of the row house – the line of garbage cans on collection day. In order to avoid the unsightliness of laundry lines or umbrellas, gas dryers were provided by the owner for each tenant and no outside laundry hanging was permitted. Each housing unit consists of living-dining kitchen areas on the main floor, bedrooms on the second floor and a basement, utilities and recreation area. Heating is by gas-fired individual hot air furnaces. The densities that can be achieved are between 15-20 units per acre.

The first project on the east side of Victoria Park Avenue was built in 1955. It's architectural character was purposely rather conservative with a slightly pitched roof to come as close as possible to the public expectation of family housing units. Spacings between buildings is 90′. Individual units have private patios separated from other units by wood screens and shrub planting but remaining relatively open to the central green space.

The second project called "Clintwood Maisonette Project" was built on the opposite side of Victoria Park Avenue in 1961. Basically the same housing units are used but the architectural character is more direct and the individual unit is emphasized by projecting brick walls. The buildings are longer and are staggered to provide more interesting spaces between. The site planning of the first project gave several lessons which were put to use in the later development. Children tended to use the parking lot, (the only hard surface area) for tricycling, and the sodded open spaces were quickly worn down. On this basis the central portion of the green spaces in the Clintwood Project were paved with asphalt and curved in interesting shapes. The asphalt areas were relieved with plant beds and sand boxes. The latter being placed one to each garden space so that mothers may supervise from the kitchen windows. This has been omitted in the buildings reserved for older people, and, unexpectedly, it has been found that many older couples prefer this type of dwelling to apartments. The central asphalted areas have been separated from the individual patios by heavy shrub planting to create a sense of privacy greater than was apparent in the first project. Private garden spaces are approximately 20′ x 20′ and are divided from each other by wood frames. The frames are latticed with plastic cords allowing vines to provide a natural screen. This was thought to be a faster and more satisfactory method than the hedges used in the first project.

The obvious criticism of this particular type of maisonette building is the lack of privacy and individual expression inherent in the central corridor. Two minor problems have presented themselves; noise transmission between apartments through the corridor can be a nuisance, but no more so than in the standard apartment building; and children, of which there are naturally a great number, enjoy running up and down the full length of the corridor. Yet, with all this considered, this unit is better than the European four storey maisonette in which the upper unit has no direct relationship to the ground. The row house is obviously still a preferable unit where landcosts permit its use.

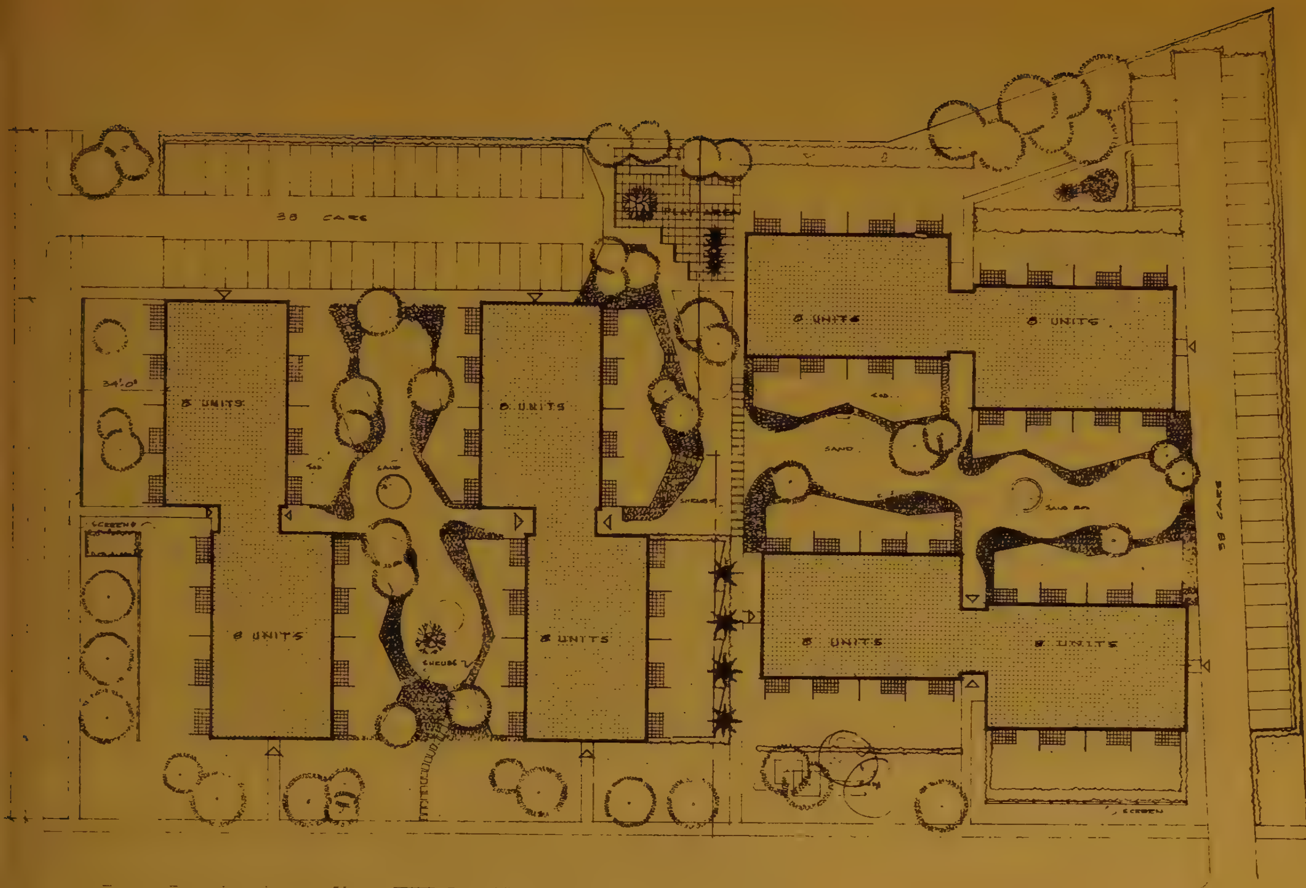
Clintwood Maisonette Project

Toronto

ARCHITECT
Henry Fliess, Toronto

OWNER & GENERAL CONTRACTOR
Cadillac Contracting & Development Ltd.

Photography by Neil Newton


38 CARS
8 UNITS
8 UNITS
8 UNITS
8 UNITS
8 UNITS
8 UNITS
8 UNITS
8 UNITS
SAND
38 CARS







FIRST FLOOR PLAN





GROUND FLOOR PLAN



Holly-Dunfield Apartments, Toronto

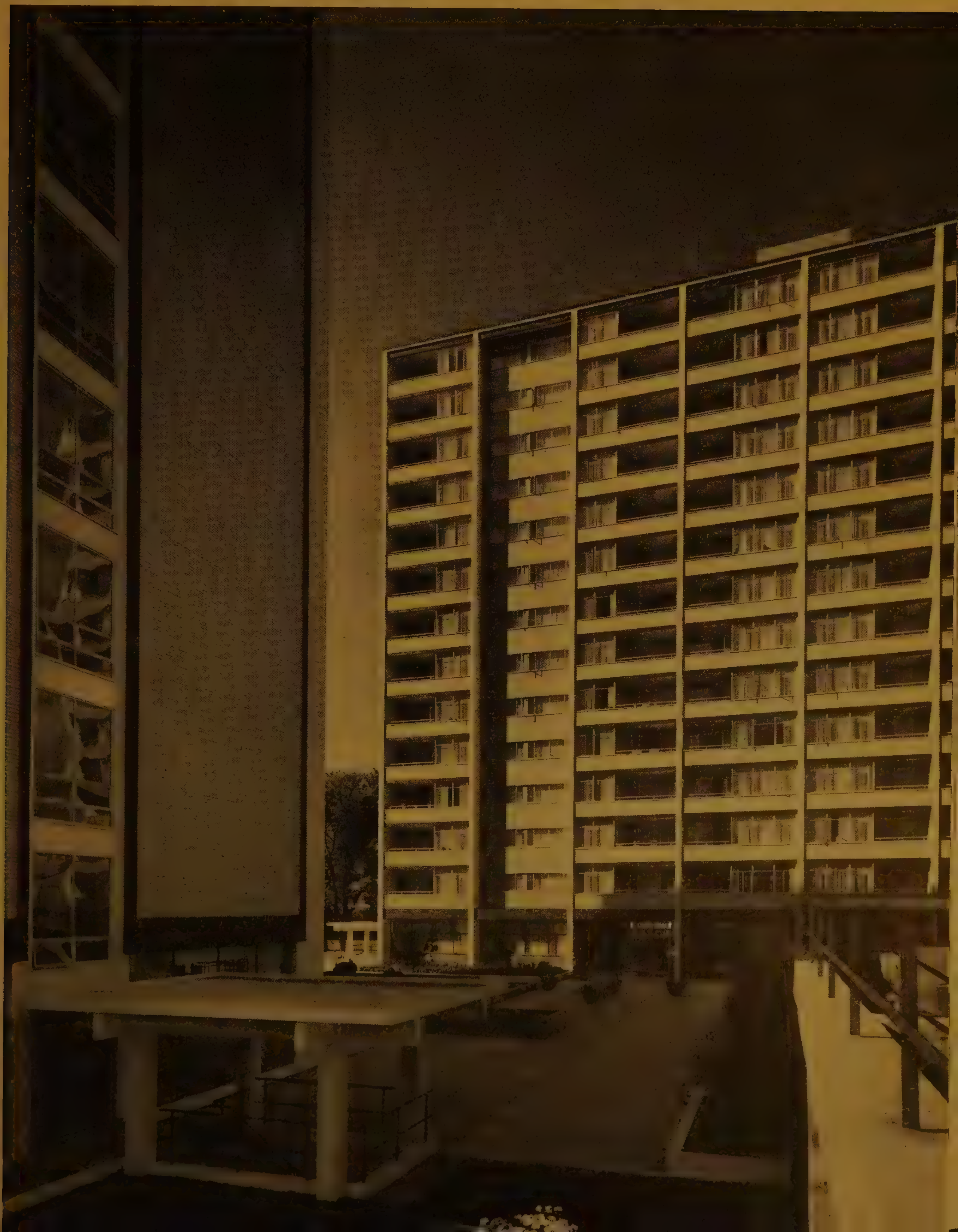
ARCHITECTS: *Burston, Wells & Tampold, Toronto*

STRUCTURAL ENGINEERS: *Farkas, Barron & Jablonsky*

MECHANICAL ENGINEERS: *Konforti, Shore & Ass.*

LANDSCAPE ARCHITECT: *Austin Floyd*

Photography by Panda

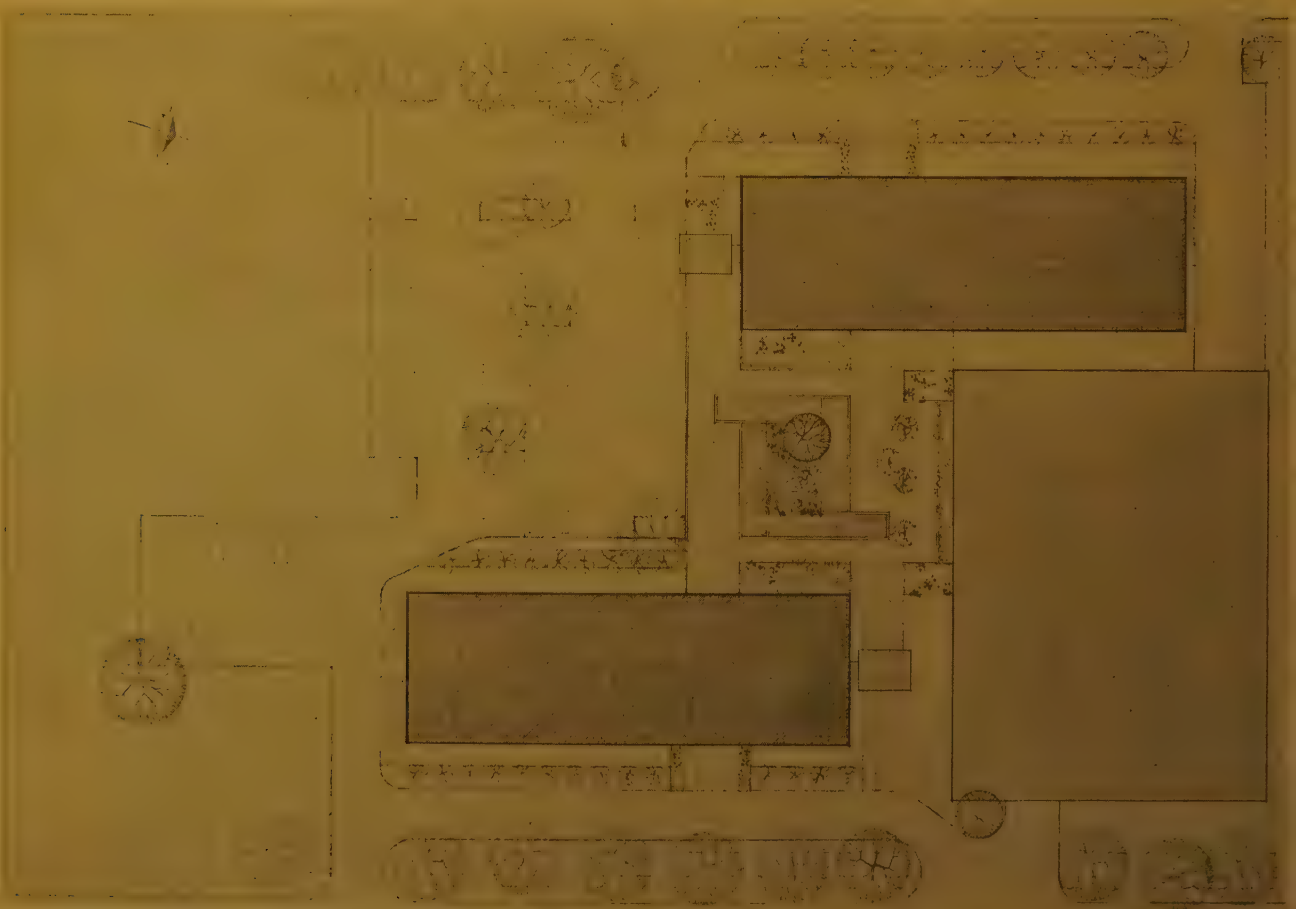


THE REVISED Zoning By-laws for apartment buildings, although they reduce land coverage and are more restrictive with respect to heights and setbacks, make possible nevertheless, a more urban residential development. The product of the earlier Zoning By-law was a low, long, apartment block with most of the windows looking onto a narrow side yard shared by a similar apartment block.

The new zoning encourages the development of large blocks of high-rise buildings with light and air on all sides, and increases areas for landscaping. The revised apartment zoning standards should still be subject to close scrutiny and revision, particularly where the "letter of the law" in some cases produces a result contrary to the spirit of the Zoning By-law. The matter of parking still requires further attention.

The new Toronto apartment zoning standards depart from the standard setback principle by introducing a system of angular vertical and horizontal planes of 60 degrees and 80 degrees respectively, coupled with a floor space index and a minimum landscaping provision of 35%. The vertical angular plane ensures adequate light and provides for the spacing of apartment slabs from lot lines as well as between buildings. The horizontal angular plane permits the narrow edge of a slab to be sited closer to the lot line where the building is at right angles to the lot line. This prevents the slab from shielding light from an adjacent property.
Ed.











HOLLY-DUNFIELD APARTMENTS

Flemingdon Park
A Planned Community

RESIDENTIAL DESIGN AND SITE LAYOUT

ARCHITECT
Irving Grossman, Toronto

STRUCTURAL CONSULTANT
M. S. Yolles & Associates

MECHANICAL AND ELECTRICAL CONSULTANTS
Ellard-Willson & Associates Limited

OVERALL MASTER PLAN
Project Planning Associates for Webb & Knapp (Canada) Limited

DEVELOPMENT AND CONSTRUCTION
Webin Communities

THE FIRST 500 DWELLING UNITS ARE COMPLETE and inhabited in Flemingdon Park. The next 200 are under construction, with many more soon to start. The master plan of a total community of 15,000 inhabitants, complete with its schools, churches, shopping, industrial and commercial areas is now being realized in a process which will continue over the next four years.

The birth pains are over. There is evidence of an idea at work.

Many factors influence a venture of this size and scope. Probably the most important, I have found, are *teamwork* and *continuity*. The complex agencies of overall planning, finance, administration, legal know-how, construction, site engineering, etc. are invariably necessary to put an enterprise such as this into being. It is when representatives of all these agencies are integrated with the architect to form a working team that the chances for success are greatly increased. For it is in the working process that the architect is able to absorb into his own thinking the influences, which these specialized agencies exert, and at the same time influence them in return. Important as these influences are, it is the architect who translates them into the reality of bricks and mortar; and when he is able to deal with them directly day to day as part of a team, rather than struggle with them periodically as outsiders, this translating process becomes more immediate and significant.

The element of continuity becomes vitally important when the questions of quality and ultimate aims are raised, for if the initiators of an idea are able also to execute it, the controls leading to quality are more readily maintained.

In Flemingdon Park, such a team has been present and working together almost from the initial inception of overall ideas to the detailed deliberations, concerning landscaping and color schemes. Sparked by imaginative leadership, this team has been able to relate the many aspects of economics, architectural design and community living, infusing the whole, at the same time, with a common purpose and enthusiasm.

Herein lies, from my experience, an important difference between this venture and so many others in the commercial world of housing and development. Whether this means that the only way our cities can grow properly, particularly in the residential field, is with the continuing guidance of such teams, is a great question. If it is the only way, then it would appear that the Utopia of planned environment will be difficult to realize, since the Flemingdon situation is indeed the exception rather than the general rule.

It is perhaps too early to try to evaluate what has been built so far. For myself, the architect, the sight of children at play in the open greens, of people strolling along the landscaped pedestrian malls while cars move unseen in the garages below, is, of course, a source of satisfaction in itself. Perhaps the social qualities of this kind of architecture often overshadow the aesthetic.

From the point of view of form and space, we have attempted to achieve a variety and richness which, within the context of the present day vocabularly of modern architecture, seems so difficult to attain. The variety of dwelling types provided, each answering specific accommodation needs of the public, has been one source of varied form, which, at the same time, has permitted some degree of dwelling identity.

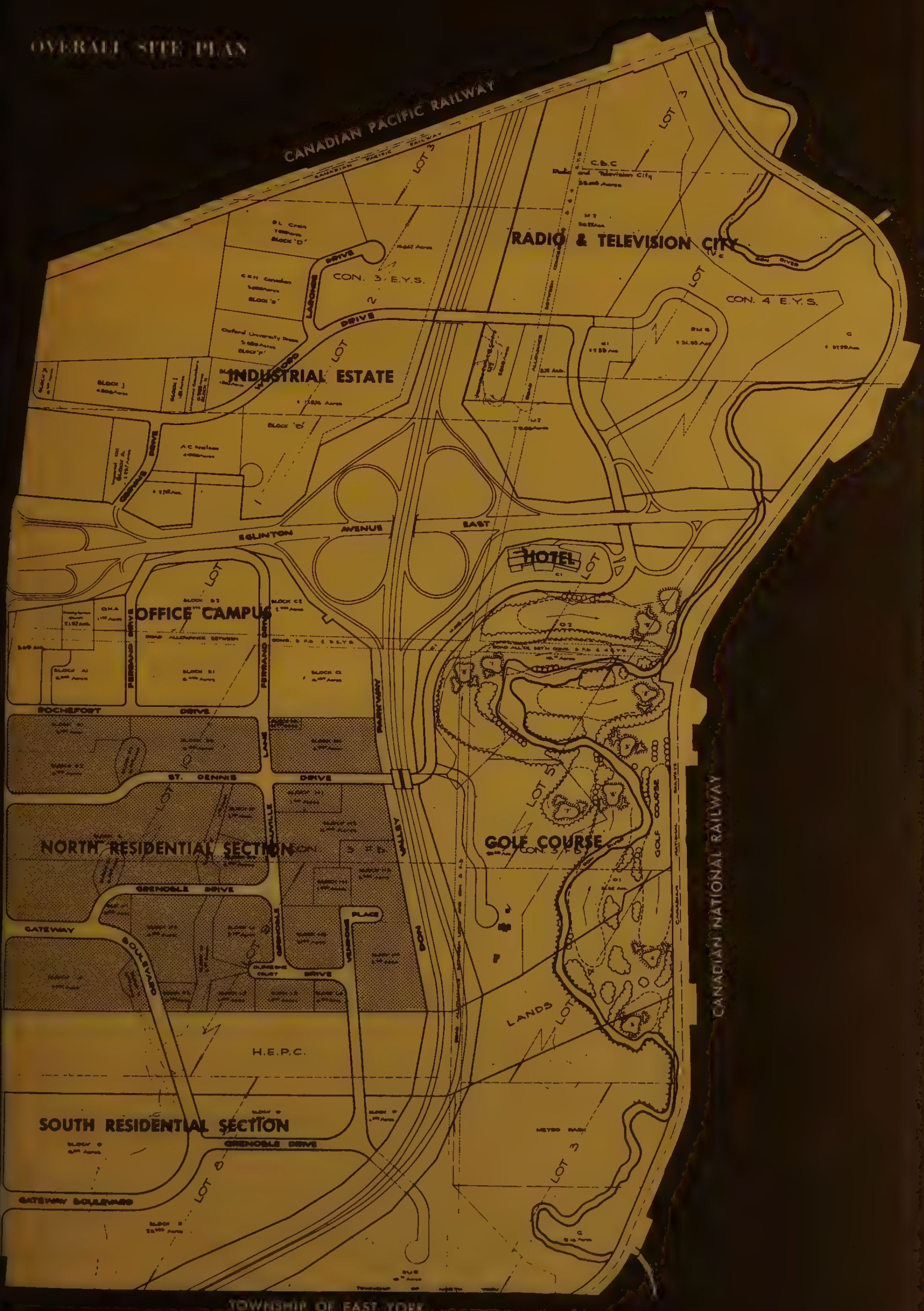
The shapes of the unit modules have been manipulated so that, when put together in series, they produce articulated profiles and changing directions of axes.

The repetition of similar basic types within each block of land is a direct expression of zoning by-laws as they stand today. In block H-3 however, presently under construction, the first attempt at mixing types is evident, producing two, three and four storey elevations contiguously along a pedestrian street.

The linear nature of this pedestrian concept could lead to an even greater texture of form and space whereby, connected to the same underground route, one can envisage the whole gamut of residential forms, from row houses to tall point blocks. Perhaps this is the direction that our future developments might take, and this, hopefully, may lead to the excitement and vitality our streets once had. For, let's be honest, deep down in the innermost recesses of the present day architect's conscience still lies, I suspect, the embarrassing and frustrating awareness that, from the visual point of view, the best communities we are building today are not really as good as the best communities of the past. But this is changing, I am sure. *Irving Grossman*

Flemingdon PARK

OVERALL SITE PLAN















SITE PLAN OF NORTH SECTION



SECTION THROUGH BLOCK H5 with building A on the left, and B on the right. This shows the sunken garden in building B which provides light, air and vegetation down to car circulation level.



BASEMENT FIRS

Units Type G2 and G1

Flemingdon Park

ARCHITECT (HOUSING)

Irving Grossman



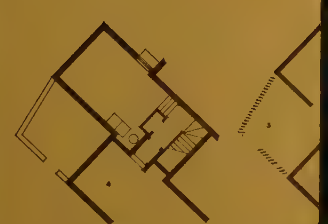
BASEMENT FIR

Unit Type G6



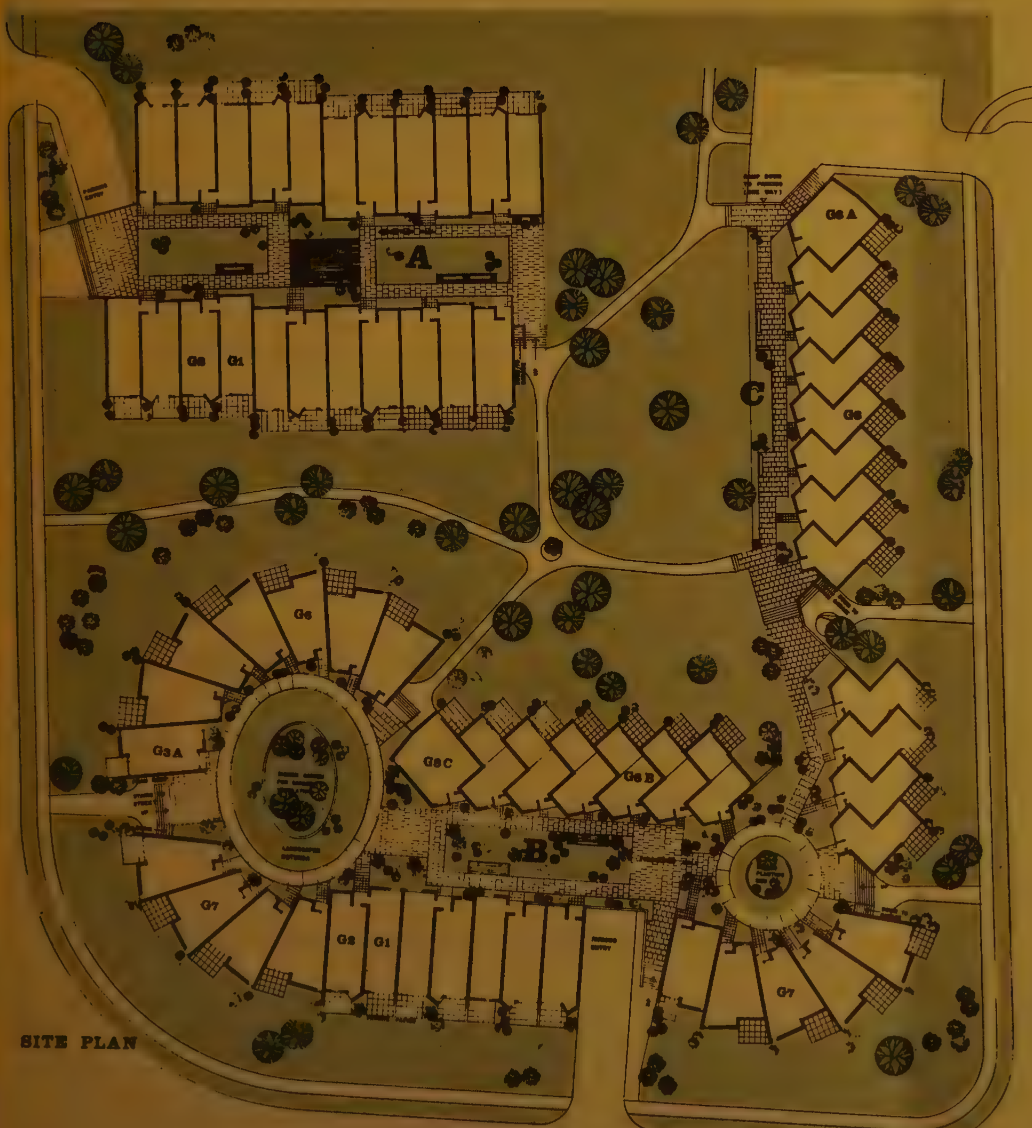
BASEMENT FIRS

Unit Type G7



BASEMENT FIRS

Unit Type G8-B derived from a to create diagonal dimension— bedroom (G8-C)



SITE PLAN

LEGEND

1 LIVING	5 BEDROOM
2 DINING	6 STORAGE
3 KITCHEN	7 AIRLOCK
4 PARKING	8 UTILITY
	9 ENTRANCE



FLOOR SECOND FLOOR



FLOOR SECOND FLOOR



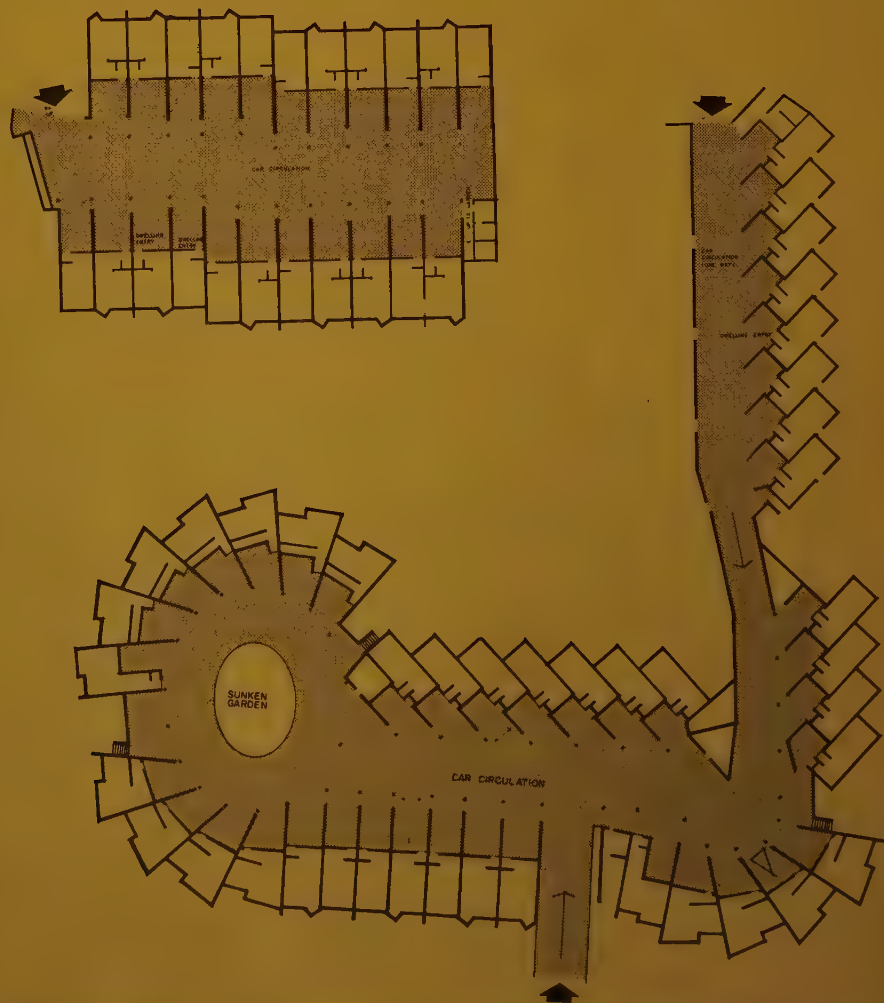
T FLOOR SECOND FLOOR



T FLOOR SECOND FLOOR

standard 12′ module, except 'L' shape,
dots indicate end unit, with additional





PLAN AT BASEMENT LEVEL showing car circulation with buildings 'B' & 'C' connected for one way traffic.



E CLARK



SEYMORE GREEN

Above: View from rotunda towards central green. Left: Southeast portion of building B.

Below left: Entrance to pedestrian mall of building A, showing car entry below.

Below right: Typical living-dining room of unit type G2. The private terrace can be seen through the sliding glazed doors.






Flemingdon
PARK





SEYMORE GREEN



BLOCK L-3. The first use of the linear concept of garden houses, with one unit type repeated. Various views show the projecting bay windows over the terraces, the pedestrian mall with its access to the gardens, the split-level living dining area, and the main entrance to the pedestrian and car circulation.

The term "garden home" has been used in an effort to accentuate the house-to-garden relationship, rather than the house to house connotation of the word row-house.

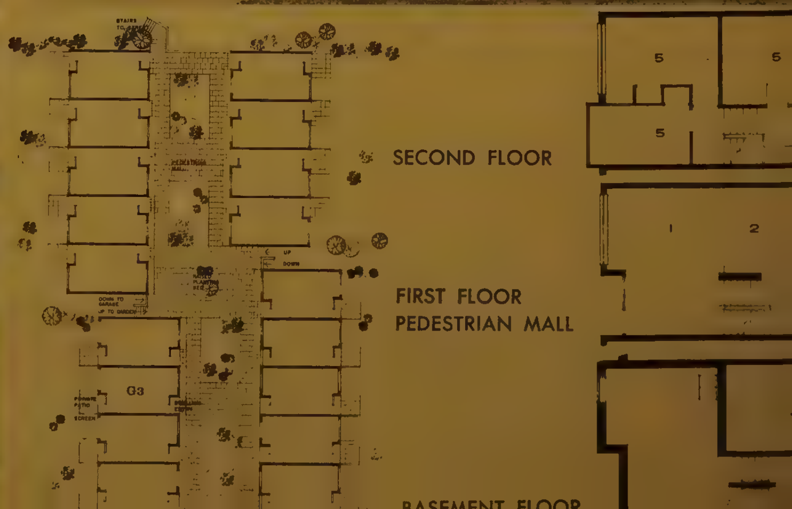




SEYMORE GREEN



SEYMORE GREEN





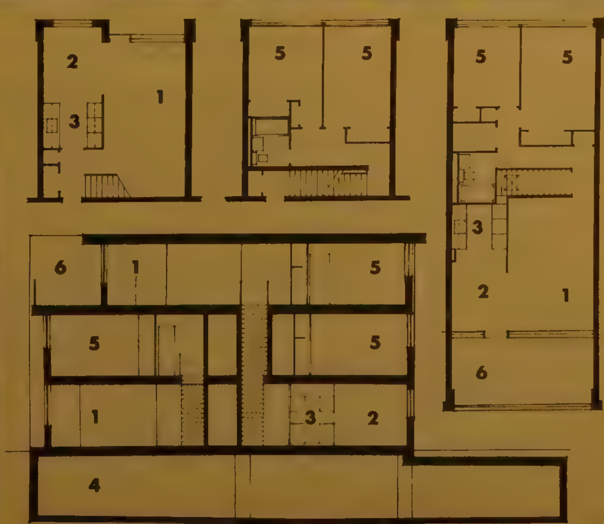


Block H-6 consists of six, similar, 3-storey apartment-maisonette buildings. The ground floor plan of one building is shown at left. In their layout these form two open greens. The relationship of the top through apartment to the lower maisonettes is illustrated in the plans and sections. The interior shows the dining-living room of a typical through apartment, looking towards its private roof terrace.



SEYMORE GREEN





Left: Ground Floor

Centre: First Floor

Right: Top Floor Through Apartment



SEYMORE GREEN



SEYMORE GREEN

The eight storey reinforced concrete apartment building on block H2A.

The lower two floors, which are illustrated in the section below, contain two storey maisonettes, similar to those in Block H6.

The penthouse structure is a recreation lounge which opens to a sun-deck for the tenants' use. This is the only building which, due to density, necessitated partial surface parking.

SEYMORE GREEN





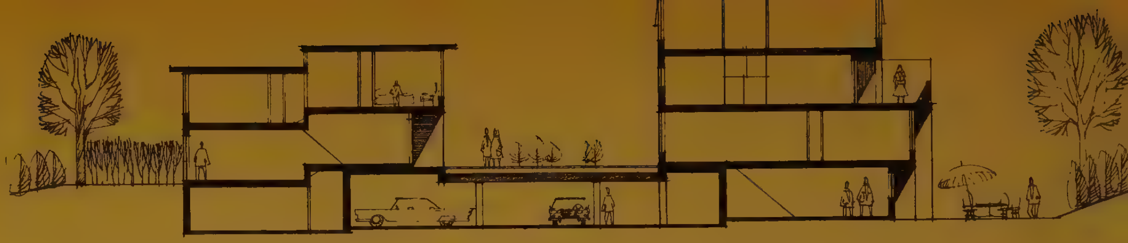




THE SITE PLAN above is of blocks H3 and H4, which are presently under construction. H4 basically repeats the "garden homes" layout already built in phase 1.

Block H3 mixes similar garden homes with a new terraced type of accommodation, consisting of self-contained dwelling units stacked one over the other. The perspective indicates these, as seen from the sunken green in the pedestrian mall.

Flemingdon PARK



Row House Unit

Terraced House Unit

Section Through Street at R-1 Unit & T-2/T-1 Unit



SECTION THROUGH T8-T9



PARKING LEVEL



MALL LEVEL

UNIT T8



THIRD FLOOR

UNIT T9



PARKING LEVEL



MALL LEVEL

UNIT T1



THIRD FLOOR



FOURTH FLOOR

UNIT T2





SECTION THROUGH T1-T2

View from garden showing terraced units, both three and four storey types.



BLOCK D3 shown above has been the largest single area available in the master plan, so far, for the development of garden homes. This site has permitted simplification of the 'street' system built on the smaller site. A person will be able to walk through the connected pedestrian malls for over 1500 feet, without encountering vehicular traffic. The central square, with its sunken garden, will be tree-lined. The traffic below it will be one-way.

This group, soon to be started, indicates the manner in which the linear 'street' concept can become a flexible tool for site development.

Flemingdon PARK

City of Winnipeg

by
E. G. Simpson

Director
Housing and
Urban Renewal
City of Winnipeg

THE CITY OF WINNIPEG recently made application to the Federal Government for financial assistance for Winnipeg's first slum clearance project. The proposed re-development area is in the north-central section of the city and comprises approximately 50 acres. Most of the area is seriously blighted housing of all types although there is some commercial and industrial enterprises mixed in with the housing. Lack of proper planning and zoning in the past is quite apparent. The area is considered to be one of the worst in Winnipeg.

The proposed urban renewal will necessitate the acquisition and clearance of most of the 250 buildings now located there. After demolition it is proposed that the present street system be re-arranged and that future commerce and industry be segregated from residential areas. A large portion will be required for a housing project under Section 36 of the National Housing Act. This new housing will provide 700 units in apartments, maisonettes and row housing. In addition, the existing school and park sites will be enlarged. Approximately 15 acres will be set aside for private re-development expected to be mainly commercial and industrial.

It is estimated that the total cost of acquisition, clearance and re-development will be around $15,000,000. This includes 165 dwelling units to be constructed on city-owned land in the north-west section of the city to provide alternate housing for the families to be displaced in the initial stages of demolition. It is expected that complete re-development will take from five to six years.

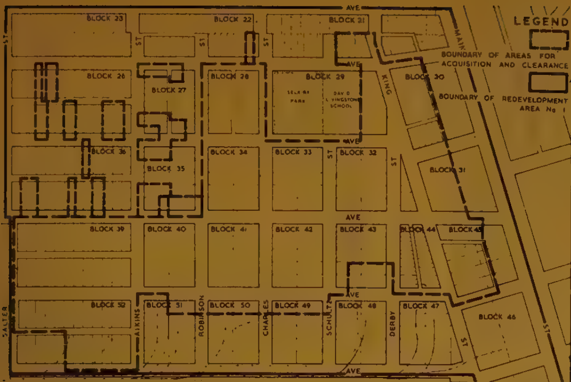


by
W. T. Haxby

Senior Planner
Research
The Metropolitan
Corporation of
Greater Winnipeg

IN ORDER to measure the housing need and to gain information on existing social conditions, about 50 per cent of the families living in the proposed redevelopment area were interviewed. The interviews showed clearly that there is a group of people in the area whose condition cannot be remedied by improvement in housing conditions alone. Many of this group are seasonally employed or are unemployable and they live in undesirable surroundings. Until recently this group had been confined to an area on Jarvis Avenue, but the survey revealed that they are moving into the area north of Jarvis Avenue, a matter of concern to the families living there.

There is no doubt that this group of families could not be moved into new housing. Some older, adequate accommodation will be required to provide a "half-way house" where they can be under supervision and given the opportunity, instruction and encouragement to improve. Those who do





Acquisition and clearance





Age of buildings



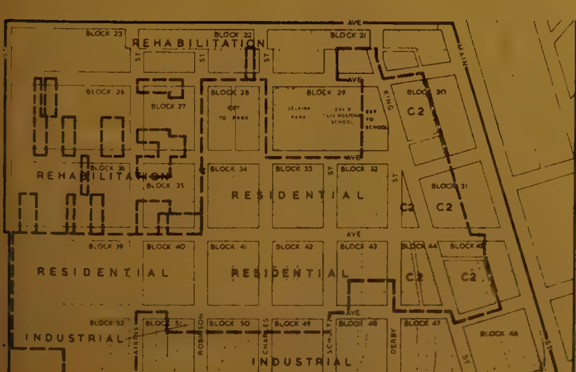


Condition of buildings





Existing land use





Proposals for redevelopment

improve can then be transferred to new housing where they will have opportunity for further improvement.

This proposal was endorsed by the Chairman of the Public Health and Welfare Committee, Alderman Edith Tennant, who said that at least someone had had the courage to put into writing what she had long believed was the case.

It is the intention, therefore, that in redeveloping the area to be cleared, that Block 28 bounded by Stella and Flora Avenues, Robinson and Charles Streets, should be cleared at the end of Stage 3 of the Redevelopment program and used as an extension to the existing park.

There are, in this block, a number of houses in fair condition and these it is hoped, will be taken over by the Housing Authority and used to rehouse the group of people that cannot be immediately transferred to new public housing. We can visualize that it will be three to five years before the end of Stage 3 of the program is reached and this gives us reasonable time to do something about these people. The problem, of course, may not be so large when actual clearance and redevelopment gets under way, because these types of families have a habit of disappearing into other parts of the city. Furthermore, some of them may find the going too tough if they are to be under close supervision and they may get out of the half-way houses before completing the course. Nevertheless, I believe this has been tried in the United Kingdom and found quite successful. We can always give it a try here.

The Welfare Authorities are going to have another problem on their hands with a great deal of the furniture, bedding and personal belongings of these families. Much of the furniture and bedding that these people now own could not be taken into new public housing nor into the half-way houses. Many of the families are unemployed or are on Public Welfare and I doubt whether they will be financially capable of replacing it. The problem is not unsurmountable but just another of the headaches associated with relocation.

One thing is certain. With the relocation program that we have developed, these families will need very careful handling and sympathetic treatment.



This Carpenter Gothic row house typifies the wood frame construction so prevalent in the area. Note the unprotected electrical service stapled to the wall beneath the eaves



Writing on the wall — people leave their mark on their environment and the environment leaves its mark on them



The Planner's real clients

What's their future?





Playground scene

Photography by Henry Kalen

Ontario Hydro

GOLD MEDALLION "ALL-ELECTRIC HOME" COMPETITION

Endorsed by the Ontario Association of Architects, the competition was open to all members of the Association practising in Ontario, and attracted registration from 83 architects. The objective of the competition was the design of "ideal homes" created specifically for total electric living in Ontario, and designs met the electrical industry's Gold Medallion standards, including electric heating.

REPORT OF THE JURY

IN general the jury was disappointed with the number of entries (17) and the standard of submissions.

Several very worthy entries had to be rejected for serious breaches of mandatory regulations. Two entries in particular were most ingenious, imaginative and well thought out but exceeded the area limitations. Several entries did not even come up to the minimum "gold medallion" electric standards.

First Prize is awarded to entry No 10 for the following reasons:

Orientation is considered excellent; while the jury recognizes the extravagance of 2 separate garages, both need not be built initially and they provide a means of obtaining a pleasant and private front court. The design was commended for the compactness of plan and economical framing. The electrical features were generally of a high standard.

Second Prize is awarded to entry No 1.

Orientation and siting are good. Plan is highly commended for its spaciousness and compact core. Criticized were some construction details. High standard electrically.

Third Prize is awarded to entry No 12.

Has an interesting approach and a plan with good separation of functions and a pleasant living room. Criticized are smallness of bedroom; openness between kitchen and living room and lack of imaginative treatment of hallway: this submission was rated highest of the three prize winning designs for electrical features.

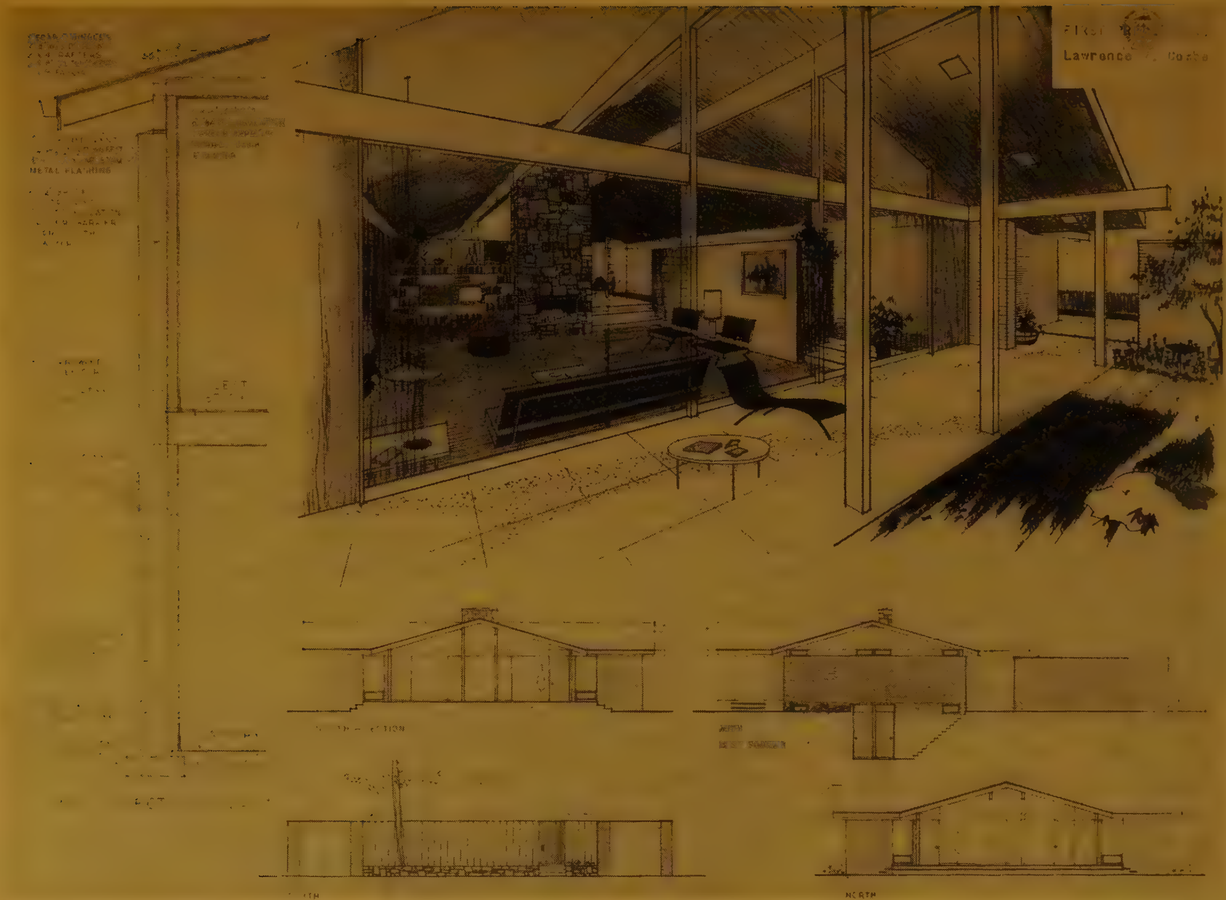
Of the three special awards, all were imaginative solutions. The jury was most impressed with the integrated landscaping and interesting plan of entry No 7. Entry No 4 received the highest rating electrically. The heaviness and prominence of the car port was felt to be a great drawback in an otherwise excellent plan. Entry No 9 is an imaginative two storey solution but with several weaknesses in plan.

Mr. W. L. Scott and Mr. J. I. Thompson rendered invaluable service in assessing the electrical aspects of the submissions.

The Jury:
G. D. Gibson (F), Mrs Pamela Cluff, Kenneth H. Candy

Winners

1st Prize	*Entry No 10*	*Lawrence W. Combe*
2nd Prize	*Entry No 1*	*John Mu*
3rd Prize	*Entry No 12*	*Donald G. Hallford*
Special Mention	*Entry No 4*	*Richard Y. Lee*
Special Mention	*Entry No 9*	*Harry L. King*
Special Mention	*Entry No 7*	*George J. Yamazaki*



ELECTRICAL FEATURES – An electric forced-air furnace, with the fan unit in the basement storage room connected to a duct system, has supplementary in-duct heaters. Temperature is controlled by individual thermostats in each room.

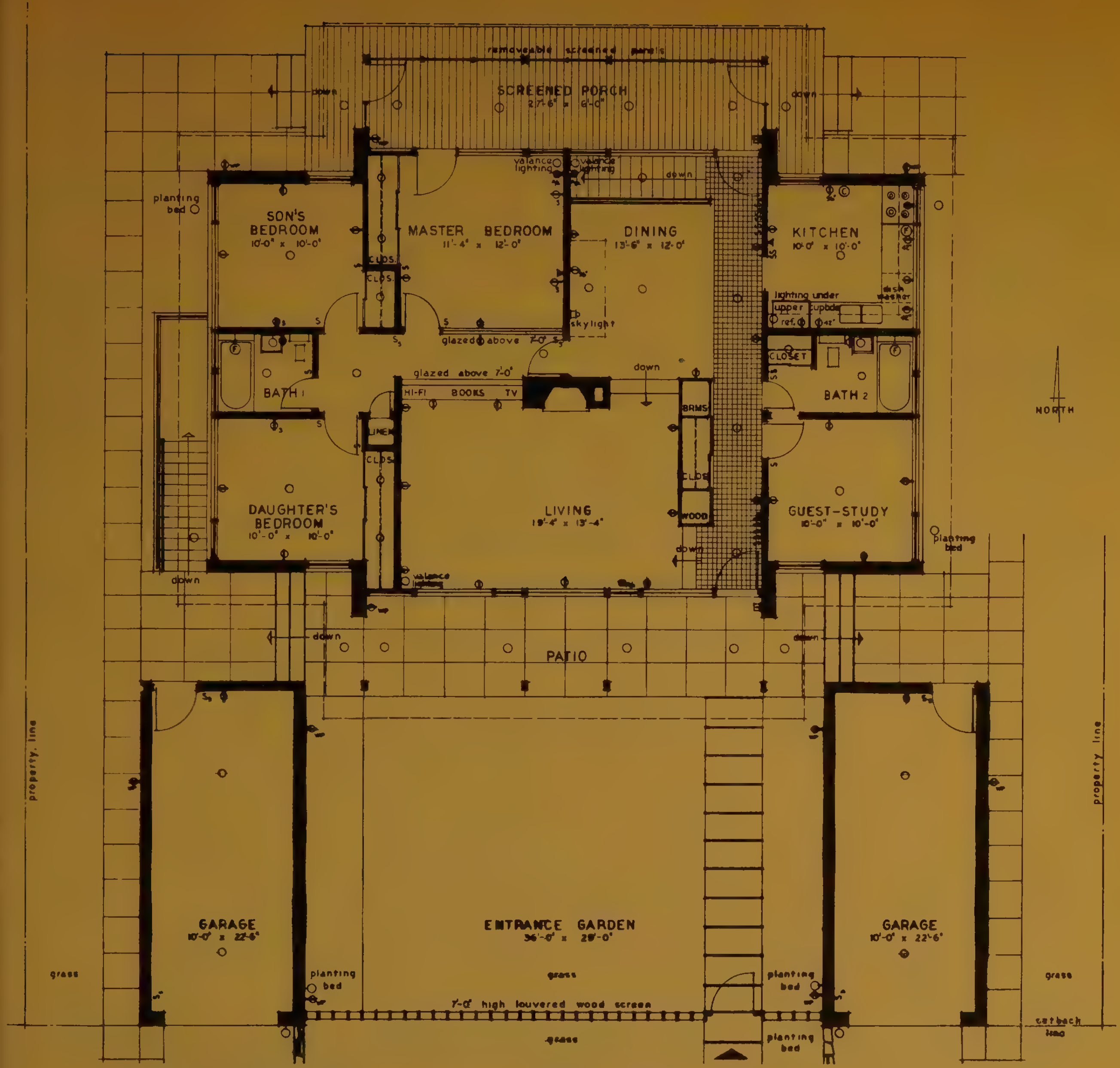
General illumination in the living room, dining room, and master bedroom is provided by a continuous valance, open top and bottom, lighting the drapes below and the open glass and wood ceiling above. The skylight in the dining area has lights within for night illumination.

Exterior lighting of the entrance court comes from flood lights in the eaves of the house. Waterproof outlets for mushroom type lighting fixtures are located in the planting beds beside each garage.

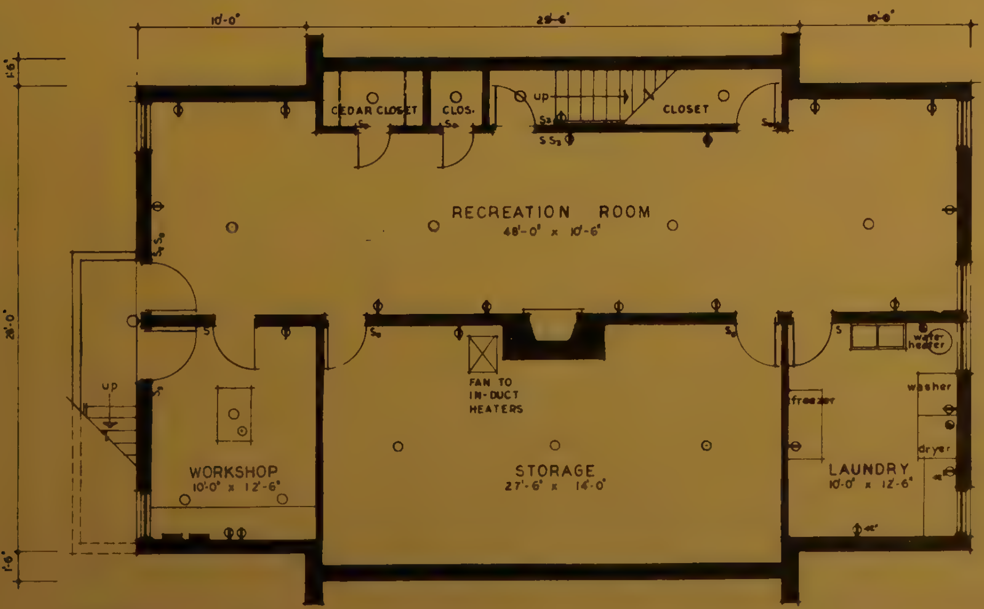
In the living room, the built-in cabinet beside the fireplace encloses a stereo high-fidelity system with record player, FM radio and tape recorder. The television set is also built into this unit.

Provision has been made in the kitchen for range, refrigerator and dishwasher, together with adequate outlets for portable appliances. Continuous lighting under the upper kitchen cupboards illuminates work areas.





GROUND FLOOR PLAN 1" = 4'-0" GROSS AREA 1303 SQ.FT.



BASEMENT PLAN 1" = 4'-0"

Apartment Land Appraisal

by J. Berman

This article has been written to give architects some guide regarding the economic problems affecting building and land development which so often are basic considerations in the design of housing projects.

PERHAPS the maxim "look before you leap" is overworked. Yet, in the process of land purchase, there are many apartment builders who regret that they did not obey this dictate. This is not to assume that even the most cautious do not suffer from a mistaken move. It does, however, legislate a procedure which minimizes the margin for error.

There are a series of factors which should be considered before apartment land is bought. While the sophisticated purchaser is not always formally aware of the system, the check list does exist. Some very significant projects were put into work by what is fondly called "intuition". The writer feels that the intuitive builder is one who has his check list in his head.

What then, are the prime considerations of apartment land purchase? Let us examine them on both a short term and long term basis, since an offering may qualify on a limited time basis, but may be disqualified on a long term analysis, or the converse.

This study before purchase is one that should be conducted by the builder with his architect. In fact, in important projects it is difficult to know how this procedure could be handled without the architect, whose knowledge of local zoning regulations and exposure to the type of calculations required, makes his assistance imperative.

SHORT TERM ANALYSIS

Competition — a neighbourhood survey is conducted to determine —

(a) The rent structure and level of rent cost for all types of accommodation.
(b) The size and quality of suites presently available and in what quantity.
(c) The plan of suites.
(d) The amenities associated with each offering (lobby detail, locker accommodation, landscaping, parking, etc.).
(e) The stability of tenancies and rents.
(f) The total number of rental units in the immediate area.
(g) Availability of shopping, schools, churches, transportation and public recreational facilities.
(h) Availability of mortgage financing at reasonable terms.
(i) Competitive land costs.

The Zoning

If the environment appears satisfactory, the next examination is whether the land in question is so zoned as to yield the proper number of suites of the proper size for a satisfactory rent roll.

The Architect:

(a) Examines the square foot area of the land.
(b) Knowing the floor space index, determines the bulk of the building.
(c) Within this framework, creates the suite yield as dictated by the area survey as to size and relationship, one type of accommodation to the other.

The Financing Result

The architect having reported his findings, the builder then must analyze the cost of structure, the amount of mortgage financing available, the amount of cash investment involved, and as a final figure the percentage yield on his investment.

Example: (suburban location)

Building containing 100 suites consisting of —		
50 One-bedroom suites		600 sq. ft.
35 Two-bedroom suites		800 sq. ft.
15 Three-bedroom suites		1000 sq. ft.
50% underground, 50% surface parking		
Estimated Costs (based on previous experience)		
Land		$ 120,000.00
Construction — 100 suites		850,000.00
Equipment		50,000.00
Land Improvement — paving and landscaping		50,000.00
Fringe Costs — overhead mortgage financing expense, legal, promotion, leasing		80,000.00
Total Cost		1,150,000.00
Mortgage Available		880,000.00
Cash/Equity required		270,000.00
Profit & Loss Pro Forma Statement		
Total Rent Roll		165,000.00
Operating Cost—$500.00 per suite	50,000.00	
Mortgage repayment Principal and Interest	75,000.00	
		125,000.00
Net Cash Flow (or 14.8% on equity)		40,000.00

The return, if achieved, makes it possible to sell the building should it be so desired, to provide an investor with a reasonable return on *his* investment, and give the builder a development profit. The profit and loss analysis also enables a calculation to be made which will indicate the "break-even point". This computation shows how much the rent roll can drop and still meet all expenditures, and also the extent of the vacancies that can be tolerated before the expenditures exceed income. Having qualified the project on a short term basis, the builder still must be satisfied that the long term requirements for stability are met by the specific environment of the deal.

LONG TERM ANALYSIS

Competition

The survey mentioned before must also indicate that there is a margin of safety in terms of the *total* possible production of suites in the neighbourhood. This, however, must be relative to predicted long term populations, increment or loss, according to overall trends.

Real Estate Values

These values flow from the competitive condition above, but also from changes, up or down, in the general nature and environment of the neighbourhood, viz: public transit routes, express roads, railway lines, airport enlargement, parks, greenbelt, etc, some of which, of course, are unfortunately not predictable without a Master Plan.

Obsolescence

It may occur that the size, dimensions and topography of a parcel of land dictate a structure more susceptible to obsolescence than other buildings in the area, *eg*, a long narrow building presently acceptable but ultimately so unattractive as to cause a flow of tenants to other accommodation.

CONCLUSION

The normal hazards of competition and unforeseen conditions exist in the building industry as in any other undertaking. It must, therefore, be repeated that even the above approach to land purchase does not preclude the possibility of failure. It does create a better climate for success.

The Report of the RAIC Committee of Inquiry Into Design of the Residential Environment

ACHIEVEMENTS OF THE INSTITUTE'S TEN-MONTH IMPLEMENTATION PROGRAM

A foreword by the President RAIC and Reports by Mr Edmund Fox, Special Assistant, Inquiry Report Implementation and Mr J. A. Murray (F), Chairman, RAIC-CMHC Joint Committee on Housing

The Meaning of the Word "Implementation"

THE CONCISE OXFORD DICTIONARY informs us that "to implement" is to "complete a contract" or "fulfil an engagement". The word "implementation" has become familiar in the daily language of those architects who have knowledge of the steps leading up to the writing of the Residential Environment Report, and the recommendations it produced in 1960.

It will be recalled that the RAIC Committee of Inquiry triumvirate of Peter Dobush, John C. Parkin, and C. E. Pratt submitted their lively and provocative report to the Government and the profession at the Winnipeg Assembly in June of last year. Delegates to the 53rd Annual Convention were impressed with the potential impact of the report upon urban Canada, and immediately resolved that the RAIC should act to "implement" the 32 recommendations in the report.

Sixteen months later the RAIC considers that those who contributed time and money to at least a partial fulfillment of the report's recommendations should be given a full accounting on precisely what has been accomplished.

The contents of this summary of Residential Environment report implementation contain details of the progress made on many fronts as a result of the pioneer journeyings made by Messrs. Dobush, Parkin and Pratt during the winter of 1959-1960.

However, I should like to single out for special praise the unremitting work of the RAIC-CMHC Committee on Housing, which met at Ottawa on seven separate occasions from July 1960 to September 1961, in directing the work of implementation. The Committee was comprised of James Murray, Toronto, (Chairman); James Strutt, Ottawa; Ian Maclennan, Ottawa; Humphrey Carver, Ottawa; John Bland, Montreal; and latterly, Andrew Hazeland, of Ottawa. The Institute recalls with appreciation the noteworthy contribution of Alan Armstrong as Committee of Inquiry Secretary.

The directing influence of the Committee gave stimulus and support to the administrative accomplishments of Edmund Fox, whom we borrowed in October 1960 from Central Mortgage and Housing Corporation, and have regretfully released to his new responsibilities in the Corporation.

I also acknowledge with thanks the excellent efforts of the many architects in all corners of Canada, who, without obligation, sent cheques to the RAIC in the autumn of 1960 to a total of $12,500. These funds have made possible a sustained implementation drive over ten active months.

Finally, it is my pleasure to acknowledge with gratitude the valued advice and co-operation given by Stewart Bates and his officers in Central Mortgage and Housing Corporation over the entire period since the creation of the Joint Housing Committee in 1958, during the searchings of the Committee of Inquiry, and, finally, in the course of implementing the Report.

It is my deep conviction that the contribution of the Committee of Inquiry in producing a valuable document to guide new growth in urban Canada represents only a beginning to creating a new awareness in all of us that the whole structure of our urban society must be continually re-examined and reassessed if we are to be equal as architects and as citizens to the challenge of tomorrow.

Harland Steele, PRAIC

THE FOLLOWING REMARKS are in the nature of a final report on my activities as Special Assistant, Inquiry Report Implementation, in the matter of carrying out a program established by the RAIC-CMHC Joint Committee on Housing to further the recommendations in the Report of the Committee of Inquiry into the Design of the Residential Environment.

Implementation Program:

It is known, of course, that the Committee of Inquiry Report was referred to the RAIC-CMHC Joint Committee following its acceptance, in principle, by the Royal Institute at the 53rd annual assembly in Winnipeg in June, 1960. The RAIC-CMHC Joint Committee met on separate occasions in July and September, 1960 for the purpose of formulating a specific program of action to give effect to the Report recommendations.

Resulting from the program established by the Joint Committee, the RAIC Executive Office undertook in October, 1960, to acquaint the various public and private agencies with recommendations addressed to them. At the same time, the Institute launched a financial campaign within the architectural profession to obtain an amount of $15,000, which it considered necessary to carry out the program, as a separate operation, for a period of one year. On November 14, 1960, I was appointed Special Assistant on staff of the Institute, on loan from CMHC, to administer this program.

The first task was to complete the initial contact with many of the agencies addressed in the Report. These agencies included federal, provincial and local governments, Central Mortgage and Housing Corporation, the National House Builders' Association, the Town Planning Institute of Canada, heads of schools of architecture, provincial architectural associations and others.

Liaison With Organizations and Individuals:

Subsequent to the initial communication with these many organizations, arrangements were made for meetings and conferences with various groups to jointly discuss possible measures in carrying out certain of the Report recommendations.

In January, 1961, I visited Winnipeg to review with representatives from the Architectural Associations of Manitoba, Saskatchewan and Alberta, action which could be taken with respect to recommendations having a regional or local significance. In February, a further conference took place in Halifax which was attended by representatives from the Nova Scotia Association of Architects and the Architectural Association of New Brunswick.

In the fall of last year the Ontario Association of Architects undertook positive steps to deal with recommendations which had been referred to the provincial associations by establishing a separate committee of representatives from the OAA and from the house building industry in Ontario. The principal objective of this committee was to review and discuss matters of mutual concern between architect and builder. Following a series of meetings of this committee, the OAA then sponsored the establishment of a larger committee entitled "The Ontario Committee on Community Design", which included as members persons from a variety of organizations within Ontario whose activities had a direct influence in fashioning the residential environment. This committee is concerned generally with developing a higher degree of cooperation among the organizations in the business of building and planning communities, and also in taking action to promote better community design.

It will be recalled that the Province of Quebec Association of Architects sponsored a one day conference on December 7, 1960 to which were invited delegates from organizations both within and outside the Province of Quebec. It was hoped that from this conference would come a wider understanding and appreciation of the many problems to be met in improving the residential environment.

More recently the PQAA has published a document in English and French, containing all the material arising out of the December 7th conference, including the addresses of the principal speakers, summaries of seminar discussions and resolutions which were presented in the plenary session at the end of the conference. It is hoped that this document will serve to stimulate and maintain a continuing interest in problems of residential design in the Province of Quebec.

Special Projects

During the past ten months a number of special undertakings were initiated by the RAIC to further particular recommendations and to acquaint the public with the very real problem of providing a suitable environment for a rapidly growing Canadian urban population.

(a) Publicity:

From time to time, articles were published in the RAIC Journal and other periodicals recording progress with the implementation program, both nationally and within the various provincial associations. In March of this year, letters were sent forward to service clubs across Canada advising them of the availability of architects to address their members on the subject of the design of the residential environment. The response to these letters was quite satisfactory, particularly in the provinces of Ontario and New Brunswick. As a result of this campaign approximately twenty-five separate talks were given by members of the Royal Institute to service clubs during May and June. Press coverage in daily newspapers has also been quite extensive during the past ten months, with press comments and editorials being written on the various aspects of the Committee of Inquiry Report.

(b) Underground Wiring:

Last July the RAIC and TPIC, through their provincial associations and local chapters, launched a nation-wide campaign to focus attention on the need to rid Canadian cities of unsightly over-head wiring. This

campaign consisted of letters being written to mayors, to public utilities companies, and provincial rate setting commissions, pointing out both practical and esthetic advantages in placing electrical distribution systems under-ground. The response thus far has been favorable, to the extent that there is almost universal agreement supporting under-ground wiring in principle, however, a practical obstacle exists in the additional costs which must be met in burying utility wiring. The hope is that new technological developments providing more efficient and less costly means of underground distribution, plus greater public interest and support, will encourage authorities to take more positive steps in this matter of underground wiring.

(c) May 2nd Conference of National Organizations:

On May 2nd, a conference of national organizations, sponsored by the RAIC, took place in Toronto, to discuss progress being made in implementation of the Report recommendations, to determine the specific interests of the organizations represented, and to consider jointly what further measures could be taken to act on the Committee of Inquiry Report. The principal point of agreement arising from conference discussion was the recognition of the importance and necessity of creating a Canadian Institute of Urban Studies, (Recommendation 201).

(d) Preservation of Historic Structures:

In order to assist the RAIC Committee on the Preservation of Historic Buildings, and also as a means of carrying out recommendation 177 of the Report, the Royal Institute forwarded letters to the mayors of some 285 municipalities in Canada asking them to inform the Institute of those structures within their respective municipal boundaries which were considered to be worthy of inclusion in a national inventory. The municipalities were also asked to review what means were available to them to prevent the demolition of structures which could most capably reflect our Canadian heritage. The response from the municipalities addressed was very favourable and should, in total, provide much assistance to the Preservation Committee in its work on the development of a national inventory.

Examples Of Action Taken On Certain Recommendations:

This final report on my activities as Special Assistant would not be complete unless some reference was made to progress which has been achieved in carrying out some of the more significant recommendations in the Committee of Inquiry Report. A brief summary of steps taken on certain recommendations are, therefore, indicated below:

Recommendation 86: Last fall the National Industrial Design Council was contacted in connection with the recommendation urging the Council to prepare an illustrated catalog of street furniture. With the recent transfer of the Design Centre of the National Gallery to the Department of Trade and Commerce, the work on the preparation of this catalog was temporarily suspended. More recently, the Institute was advised that the preparation of the catalog was on the agenda of the work program of the Design Branch of the Department of Trade and Commerce and it was expected that the catalog would be completed some time during the fall of this year.

Recommendations 158, 162, 167, and 171: These recommendations were considered at a number of meetings of the RAIC-CMHC Joint Committee and also at the March 24th joint meeting of representatives from the RAIC and TPIC. There was general agreement that studies proposed to give effect to these recommendations would require staff, work and other facilities which are not generally available to any one particular organization, and it was agreed that these recommendations might form the basis of work to be carried out by or through the proposed Institute of Urban Studies.

Recommendation 201: In February of this year a meeting of interested persons was held to consider matters relevent to the establishment of a Canadian Institute of Urban Studies. Arising from this meeting, a three-member steering committee was formed consisting, Stewart Bates, (Hon F) President of CMHC; Eric Beecroft, representing the Canadian Federation of Mayors and Municipalities; and Peter Dobush (F) of the Royal Institute. Through this steering committee a number of individuals were contacted and asked for their views as to the nature and form of the proposed Institute. More recently the steering committee called a meeting to take place in October to discuss the establishment of such an organization. Persons being invited to attend this meeting are those broadly representative of Canadian interest in the problems of urban growth and development.

RAIC-CMHC Joint Committee:

It should be recognized that the principal source of inspiration in evolving techniques or approaches in treating specific recommendations was the RAIC-CMHC Joint Committee. During the past ten months, the Joint Committee met on six separate occasions to review those measures which had been undertaken and to suggest new measures where this was considered necessary.

It will be recalled that Mr James Murray (F), Chairman of the Joint Committee, presented a resolution to the 54th RAIC Annual Assembly last May, recommending that the Institute begin to concentrate on those recommendations which were of basic concern to the architectural profession, leaving to other organizations the responsibility and opportunity for furthering those recommendations of primary interest to them.

It is significant that following the adoption of this resolution, the Institute again requested the Joint Committee to consider and recommend specific steps be taken by the Institute in dealing with those recommendations that have an essentially architectural content.

The work of the Joint Committee has been of fundamental importance in developing and carrying out the implementation program, and it is appropriate that its contribution should be recognized here.

Resulting from the request that the Joint Committee consider what further implementation measures might be taken, the Report of this Committee to the Executive of the Royal Institute follows this submission.

Conclusion:

One can state fairly that the results of the Implementation Program will not become evident for some months, or indeed, years. The past ten months' operation in fact, represents primarily a beginning of what must be a continuing program of activity on the part of many organizations and agencies which can influence, through their day to day activities, the residential environment. Some results of the actions of organizations are apparent already, such as the steps being taken to organize the Institute of Urban Studies, and the development of public interest in the campaign of the RAIC to promote underground wiring. In other matters positive achievement will not be evident for some time. If the implementation program has served to create an awareness of the problems of fashioning an urban environment appropriate for a rapidly growing urban population, and of the dire consequences if this is not done, then the work carried out over the past ten months has been, I believe, worthwhile. I hope that this is the case. I trust also that, in a real sense, the conclusion of the separate operation to implement the Committee of Inquiry Report marks the beginning of a greater and a continuing participation on the part of the architectural profession in the matter of residential design.

Edmund Fox

Report of the Chairman, RAIC-CMHC Joint Committee on Housing

In accordance with the resolution passed at the 54th Annual Assembly, the Joint Committee has considered the further implementation of the Committee of Inquiry Report with specific concentration on those aspects of the inquiry recommendations which are of a predominantly architectural nature.

The general implementation program to date may be considered under two headings: (1) Recommendations requiring no further implementation; (2) Recommendations being currently processed.

A summary of activities under these headings would be as follows:

1. *Recommendations requiring no further implementation measures*

The Joint Committee concluded that all reasonable measures had been taken by the Institute to act on the following recommendations and that further steps would be the responsibility of the various agencies both public and private, which have the primary interest in these matters.

No. 51 Utilize Federal-Provincial land assembly provisions to greater extent.
No. 56 Action to identify areas of irreplaceable agricultural value.
No. 72 Review appraisal formulae to give more inducement to build quality into housing.
No. 85 Insure recognition of outstanding work by distribution of photos.
No. 95 Survey operating costs of housing.
No. 136 RAIC to promote behavioral and economic studies of residential environment.
No. 138 Encourage and promote residential design.
No. 158 Close study of useful identification of density and housing.
No. 162 Thorough study of provinces of impact of public regulation over intensity of urban land use on private property values.
No. 167 Studies of impact of major roads on adjoining private properties.
No. 171 Discover trends in uses made of open space (recreation).
No. 175 Chapters of Design Professions to offer sketches for development of public sites.
No. 185 Study general change to a system of real property on site value.
No. 188 Make economic analysis of regions undergoing fastest urbanization.
No. 190 Coordination of Federal development policies.
No. 201 Establish Canadian Institute of Urban Studies.

2. *Recommendations being currently processed.*

This group of recommendations represents in large measure the Joint Committee's proposed program of activities with respect to the Committee of Inquiry Report. It should be noted that the Joint Committee also proposes an additional program lying outside the inquiry – a coninuation in effect of its pre-report activities.

No. 62 To develop logical codes for siting of residential buildings.
No. 69 Utility regulating authorities to study electrical distribution systems.
No. 86 Prepare a catalog of street furniture.
No. 99 Build pilot projects.
No. 141 Support establishment of a professional school of landscape design.
No. 143 RAIC to explore and develop system for provision of dwelling plans.
No. 145 RAIC to recognize and impress on component associations mutually satisfactory terms to profession and building industry.
No. 153 Permits for projects to require full visual exhibit.
No. 173 Powers for cities to buy lands.
No. 175 Chapters of design professions to offer sketches for development of public sites.
No. 177 Preservation of historic architecture.
No. 181 Vigorous program for removal of housing and creation of public housing.
No. 182 Stimulate rehabilitation of older houses.

In accordance with the above analysis, if such be the wish of the Institute, the Joint RAIC-CMHC Committee would be pleased to serve the Institute as a Committee responsible for carrying out their further participation and obligations in matters of the residential environment.

Respectfully submitted,

James A. Murray, FRAIC, AMTPIC.
September 22, 1961. *Chairman, Joint Committee.*

them cause too rapid drying unless the concrete is well protected. Heaters should be raised and the floor underneath for a distance of several feet on all sides should be covered with 3 or 4 inches of sand saturated with water during the curing period. In addition, fuel-burning heaters should be vented to prevent accumulations of carbon dioxide within the enclosure. It can be harmful to fresh concrete during the first 24 hours by causing excessive carbonation of the surface.

Surface Treatments

Even the best floor will tend to produce some dusting of the surface in use. This can be reduced by applying a material that will assist in hardening and binding, but these treatments should not be regarded as cure-alls for poor materials or careless workmanship. Although treatment will improve many surfaces it cannot be expected to make a good wearing surface of a poorly built floor. A number of proprietary hardening materials are available.

Solutions of fluosilicate of zinc and magnesium in water have been used with success either separately or as a mixture of 20 per cent zinc and 80 per cent magnesium. Linseed, china wood or soybean oil may also be used as surface treatment. By sealing the floor finish they help to protect the floor from some materials used in industry that will attack concrete. In the more severe industrial exposures, such as in chemical laboratories and acid plants, these treatments will be of little use and special acid proof coverings may be required.

Where appearance and decorative effect are important, concrete floor paints or inorganic chemical stains may be applied. Paints require protection in areas of heavy traffic and stains may need several applications before the desired colour effect is obtained. Colour may also be achieved by mixing pure chemical pigments with the concrete topping at the time of placing. Occasionally, a dusted-on colour mixture has been used but it is only suitable for floors subject to light foot traffic. Its application involves a difficult operation and it is not easy to obtain satisfactory results. All of these surface treatments may be further protected with an ordinary paste wax.

Instead of a surface treatment, a concrete slab may be covered with one of the many common flooring materials including asphalt, linoleum or vinyl tile, slate, concrete or ceramic tile, terrazzo or hardwood flooring. The selection and application of appropriate material is beyond the scope of this Digest but there are certain basic requirements that should be mentioned. These relate mainly to problems of moisture. Concrete floor slabs in contact with the ground (either below or at grade level) require a flooring material resistant to moisture and alkali. In addition, it is wise to include a moisture resistant membrane beneath the base slab and to make adequate provision for drainage in the sub grade.

With a suspended concrete floor, ground moisture is not a problem but the concrete itself must be allowed to dry thoroughly before coverings such as asphalt, linoleum, vinyl or wood are installed. A simple test to determine whether a concrete floor is dry is to place several pieces of a material such as polyethylene, rubber or linoleum over the floor and weight them down to maintain close contact. If there are no damp spots after 24 hours the flooring can be safely applied.

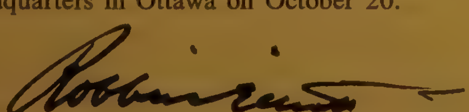
Summary

This Digest has considered the factors that affect the quality of a concrete floor-finish. Much useful information as well as suggested specifications may be found in the publication of the Portland Cement Association entitled "Concrete Floor Finishes" that is distributed in Canada by the Canada Cement Company. It is wise to remember, however, that even with a sound specification the quality of a concrete floor is still very much dependent on the workman on the job. The aggregate may be carefully selected, the materials properly proportioned, the base slab well prepared, yet a poor quality floor may still result from the use of too wet a mix or incorrect timing of the finishing operations.

It is unfortunate that the easiest way to lay a concrete floor is with a wet mix since such a mix readily allows the aggregate to segregate, produces laitance on the surface and has a high drying shrinkage and low strength. The end result is usually limited abrasion resistance, surface dusting, shrinkage cracking and bond failure. Avoidance of such failures depends as much on quality control at the site as on the correct design of the floor.

This is one of a series of publications being produced by the Division of Building Research of the National Research Council. It may be reproduced without amendment if credit acknowledgement is made. The Division has issued many publications describing the work carried out in the several fields of research for which it is responsible. A list of these publications and additional copies of this Building Digest can be obtained by writing to the Publications Section, Division of Building Research, National Research Council, Ottawa, Canada.

to such a founding conference being convened at Corporation headquarters in Ottawa on October 20.



pos de fonder un institut canadien d'urbanisme. Or voici qu'après sept mois d'études, cette réunion a été convoquée au siège de la Société à Ottawa pour le 20 octobre.

LETTERS TO THE EDITOR

The Editor, RAIC *Journal*

The Officials of the Toronto Board of Education are very pleased to have been featured in the July issue of your *Journal*. We are more than pleased that in this particular edition on school design, three of the schools built by the Toronto Board of Education were described.

R. Harvey Self,
Board of Education, Toronto

The Editor, RAIC *Journal*

In the introduction of the June 1961 issue of the RAIC *Journal* you outline some of the problems in connection with hospital design that a RAIC committee on hospitals could tackle. The first of these is:

"The sifting of technical papers and books, etc. that have been published to determine what is excellent, good or poor with special reference to Canadian methods and problems."

I would like to bring to your attention two abstract services of the literature on hospitals. The first is the Hospital Planning Abstract Service published bi-monthly by the American Hospital Association, 840 North Lake Shore Drive, Chicago 11, Illinois.

The second are the Hospital Abstracts published monthly as a survey of world literature by the Ministry of Health of Great Britain and available from Her Majesty's Stationery Office, London.

I pass this information along to you so that it will become evident that the job of sifting through the literature would be not nearly as formidable as it might appear in view of the invaluable assistance that these abstract services can provide.

A. E. Brass, Building Standards Section, Division of Building Research, National Research Council, Ottawa.

Editor, RAIC *Journal*

I wish to inform you that the photographs on page 43 of the *Journal* RAIC of July 1961, carried the wrong credits. The photographs of the Owen Sound School were credited to Neil Newton. They were taken by me.

Len Tomiczek, Toronto

INSTITUTE NEWS

Review of Environment Report Implementation Program to Date




James Murray (F) *Edmund Fox*

On Pages 73 to 76 of this issue the *Journal* presents the reports to the Executive Committee on September 22-23 by Mr Edmund Fox and Mr J. A. Murray (*F*) on the accomplishments of the ten-month period devoted to implementation of the recommendations in the Report of the RAIC Committee of Inquiry into the Design of the Residential Environment. Mr Fox, whose attachment to RAIC Headquarters on loan from CMHC as special assistant on Report implementation was made possible by contributions from architects across Canada to a special fund for the purpose which, in the end, totalled $12,500, has returned to CMHC. The report by Mr J. A. Murray (*F*), Chairman of the RAIC-CMHC Joint Committee on Housing, outlines the work of the committee in directing the implementation program. The contributions to the success of the whole program by Mr Fox and Mr Murray and his committee are fittingly acknowledged in a foreword to both reports by the President RAIC, Mr Harland Steele (*F*).

Executive Committee Meets at Ottawa

The RAIC Executive Committee met at Institute Headquarters in Ottawa on September 22-23 to review RAIC operations for the first three quarters of the year and to make plans for 1962. The President, Mr Harland Steele (F) was in the chair, and eleven members, representing five Provincial Associations, attended.

A highlight of the quarterly meeting was the presentation of an official report by Edmund Fox, who retired effective September 30 from the post of special assistant in charge of implementing the report of the Committee of Inquiry into the Design of the Residential Environment. Mr Fox has returned to Central Mortgage and Housing Corporation to undertake new staff duties. Decision was taken to place a full report on implementation activities in the October issue of the Journal, and send letters to individual architects and firms who contributed moneys to the September 1960 financial campaign conducted by the Institute.

G. Everett Wilson, (F), Toronto, Chairman of the Premises Committee formed last April, reported to the Executive that the RAIC has submitted a proposal to the National Capital Commission regarding the erection of a new Institute headquarters building on Sussex Drive, following a Federal Government decision to restore several blocks of central Ottawa as a 1967 Centenary project. The Sussex Drive building proposal was enthusiastically endorsed by the Executive, and a further communication is being directed by the President to the Prime Minister.

Committee members were informed that the Historic Sites Division of the Department of Northern Affairs and National Resources has approved a recommendation from the RAIC Committee on the Preservation of Historic Buildings that the Department create machinery for the progressive development of a national inventory of buildings meriting preservation. This action follows the writing of a special report for the Department by Anthony Adamson (F).

W. R. Dymond, Assistant Deputy Minister of Labor, appeared before the Executive Committee to present the viewpoints of his Department on ways and means to foster wintertime construction. It was agreed that the Institute would form an Ottawa liaison

NEXT ISSUE

The 1961 Massey Medals For Architecture The Gold Medal and the 19 Silver Medal Winners

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Competition Results The Stainless Steel Design Award Committee Competition for a Branch Bank and its Furnishings

committee to work with the Federal Government.

An interim report from the newly-established committee on uniformity of fees (E. C. S. Cox (F), Toronto, Chairman), told about the circulation of a draft document entitled "Conditions of Engagement of the Architect and a Schedule of Charges for Professional Services". The draft is now being reviewed by a national committee.

The Executive Director reported that the stage was set for the final judging of 1961 Massey Medals for Architecture exhibition entries at Ottawa on Thursday and Friday, October 12 and 13, and that the Governor-General will present medals and open the exhibition at the National Gallery November 2.

A report on the VI Congress of the International Union of Architects at London in early July, presented by Joseph Pettick, Regina, Chairman of the RAIC International Relations Committee, was received by the Committee.

Plans for the 1962 RAIC Assembly to be held at the Bayshore Inn, Vancouver, B.C. from Wednesday through Saturday, May 30 – June 2, 1962 were reported by W. G. Leithead, (F), Vancouver, Host Committee Chairman. The theme for the 55th Annual Assembly next year will be Architectural Education.

New Film on Winter House Building

A new film, "House Building in Winter" (16mm. black and white, 20 mins), has been produced by the National Film Board for the Division of Building Research of the National Research Council at Ottawa. The new film, which supplements the Division's earlier production — "Winter Construction–It can be done"–deals with special cold weather techniques in house construction, from excavation and foundations through to the final finishing. Copies may be obtained on loan from the Housing Section, Division of Building Research, NRC.

POSITIONS VACANT

ARCHITECT – Permanent position for graduate architect with good all-round background in architectural design and production of working plans. Position open immediately with established Maritime Architectural Firm. Moving expenses paid. Send resume, including education, experience, and personal qualifications to G. Keith Pickard, Registered Architect, Charlottetown, Prince Edward Island.

1962 Assembly to be in Vancouver

The 55th Annual Assembly of the RAIC will be held at the Bayshore Inn in Vancouver BC and not at the Empress Hotel in Victoria, as previously announced.

Ontario

Local Ottawa Group Forms Joint Committee on Building Materials

Architects, engineers, contractors and suppliers throughout the Ottawa-Hull area met recently at the auditorium of the National Research Council to form a new organization to be known as the Ottawa Joint Committee on Construction Materials. The new committee, of broad interest throughout the construction industry, is an outgrowth of the Canadian Joint Committee on Construction Materials established in 1960 by the Royal Architectural Institute of Canada and the Canadian Construction Association.

A feature of the inaugural meeting was a spirited panel discussion on the "Designer-Supplier Relationship". Those participating were John B. Parkin (F), Toronto; Donald H. Jupp, CCA Honorary Secretary, Toronto; and Prof. J. L. de Stein, consulting engineer, Montreal.

Leonard Franceschini, chairman of the Ottawa Joint Committee, stated that the purpose of the new organization is to improve communication between

architects and engineers who specify materials and methods of assembly, and the manufacturers and suppliers of the materials. Further joint meetings between members of the Ottawa Chapter of the Ontario Association of Architects and the Manufacturers and Suppliers Section of the Ottawa Builders' Exchange will take place during the fall and winter period.

Notice

W. H. Nesbitt, BArch, MRAIC, and G. Davies, MRAIC, ARIBA, are pleased to announce the opening of their own office for the practice of architecture, to be known as Nesbitt & Davies, Architects, 18 Owen Street, Barrie, Ontario.

Nova Scotia

New school of architecture opens at Nova Scotia Technical College

The new School of Architecture at the Nova Scotia Technical College, Halifax, opened September 15 with 12 students. The school is under the direction of Prof Douglas Shadbolt with the assistance of Mr Oscar Newman, lecturer in architecture.

The Board of Governors of Nova Scotia Technical College has established an advisory committee on Architectural Curriculum, with a committee composed of President G. W. Holbrook of NSTC as chairman; the Director of the School, Prof Shadbolt; the chairman of Graduate Studies, Prof Meyerhof; a representative of the Nova Scotia Association of Architects, C. A. E. Fowler, (F); a representative from the staff of an established Canadian school of architecture, Prof John A. Russell, (F), director of the School of Architecture, University of Manitoba. A sixth member, a representative from the RAIC, has yet to be appointed. The official opening of the school has been set tentatively for November 1.

The exhibition, "4000 Years of Mexican Architecture", recently completed a successful showing at the Halifax Memorial Library. The reception and interest shown by the public, sparked by press, radio and TV, was excellent.

A committee of the NSAA under the chairmanship of F. Carl Ford, has initiated an investigation into temporary licences and fees throughout Canada. The replies from other associations has been most gratifying, and when the results of the study have been completed, the NSAA plans to forward copies to the other provincial associations, in line with an established national policy.

The Government Fees Committee, under the chairmanship of President John L. Darby and with members C. D. Davison, and C. A. E. Fowler, have been meeting with Provincial government representatives in order to prepare a Client-Architect Agreement form for school construction acceptable to the Province and the NSAA. The major question has been that of inspection and supervision, the requirements and payment for same. A final draft is expected shortly.

The joint Councils of the New Brunswick and Nova Scotia Association are planning to meet during the month of October with the main part of the business the planning of the RAIC Annual Assembly. The regular fall meeting of the NSAA and the New England Regional Conference at Hartford, Conn., on October 20 and 21 will provide a busy month for the Maritimes.

Lester J. Page

Du Secrétariat de l'AAPQ

Dans un récent éditorial, le rédacteur en chef d'une revue locale m'a enlevé les mots de la plume. Aussi avais-je renoncé à l'idée de répéter les suggestions qu'il y faisait, lorsqu'un incident peu banal s'est produit et m'a incité à reprendre le thème. Une Commission scolaire passe tout récemment une résolution pour retenir les services d'une firme d'architectes. En moins d'une semaine, les mêmes commissaires adoptent une deuxième résolution, cette fois-là, pour annuler le mandat desdits architectes. Fait étrange, le commissaire qui propose l'engagement dans la première résolution est le même qui, quelques jours plus tard, appuie la résolution de renvoi. Avons-nous affaire à un imbécile, un finaud ou un malhonnête? On est en droit de se le demander. Diverses versions de l'affaire me sont parvenues depuis. Quelle que soit la raison de ce virement si soudain, qu'il découle de la politique, de l'économique ou de tout autre domaine, il n'en reste pas moins vrai que les membres de notre Association sont plus souvent qu'à leur tour à la merci de tractations subites et sournoises. Ce n'est un secret de polichinelle pour personne que nombre de nos municipalités et de nos commissions scolaires sont aux mains d'illettrés ou de citoyens d'acabit nettement inférieur, quand ce ne sont pas des vautours à l'affût de pots-de-vin sous toutes les formes imaginables. Dans bien des cas, ce sont de jolis ignorants, qui n'ont même pas fait une quatrième année, qui décident de l'engagement d'instituteurs, des volumes à utiliser dans les écoles et en général de ce qu'un écolier doit s'attendre de l'école, y compris le bâtiment qui l'abrite. Alors, comment voulez-vous qu'un architecte discute avec de telles gens et leur vende l'idée de bâtir de telle ou telle façon plutôt que de telle autre.

Il n'y a qu'une solution à ce cuisant problème, c'est, comme le disait le rédacteur dont je parlais plus haut, que les architectes s'intéressent de plus en plus à la chose publique. Combien d'architectes sont ministres, députés, maires, échevins, commissaires, etc.? L'AAPQ compte un député à Ottawa: R. John Pratt. Quelques-uns, à ma connaissance, s'occupent de mouvements d'action civique. C'est nettement insuffisant. S'il y avait eu un seul architecte à siéger à la Commission scolaire qui a remercié ces membres de notre Association de façon aussi étrange et à si brève échéance, il y a dix chances contre une que la chose ne se serait pas produite.

L'architecte, il est regrettable de le dire, ne parle pas et n'écrit pas assez. Combien d'esquisses paraissent dans les journaux sans nom d'architecte. A toutes les semaines, on a l'occasion d'en vérifier l'omission. Ne nous attendons pas à ce que l'entrepreneur et l'ingénieur y voient. Chacun doit s'occuper de sa publicité ici-bas. Si l'architecte ne veut pas être la victime de renvois aussi ridicules que celui mentionné précédemment et s'il veut occuper le rang qui lui revient dans la société, il lui va falloir se mêler d'action politique, sinon se porter candidat, du moins suivre ce qui se passe dans son patelin. L'architecte est non seulement le représentant de son client immédiat, il a surtout et avant tout un rôle de premier plan à jouer dans la société. Il doit voir à ce que les deniers qui se dépensent pour des fins publiques le soient au plus grand avantage du public. En un mot, il doit surveiller de près l'administration et l'allocation des fonds publics en matière de construction.

A chaque réunion mensuelle le Conseil admet de nouveaux noms. On a bien lu "noms", parce que la majorité

IN PRECAST CONCRETE – ACCURATE INTERPRETATIONS OF ARCHITECTS' DESIGNS ARE ENSURED BY TORONTO CAST STONE'S QUALITY CONTROL AND ENGINEERING SERVICES



des membres du Conseil et du Comité des membres et bourses d'études n'ont jamais vu ni connu le candidat qui fait sa demande d'admission. Il suffit à ce dernier de remplir une formule et d'établir la preuve qu'il a vu le jour au Canada ou qu'il a obtenu sa naturalisation, qu'il a terminé son cours d'architecture, (par économie de papier, sans doute, l'Ecole d'architecture de Montréal ne peut que remettre à ses diplômés un semblant de lettre qui indique les notes qu'ils ont obtenues en dernière année et qu'ils détiennent un diplôme qu'ils ne verront probablement jamais), qu'il a passé l'examen de pratique professionnelle de l'Association (qu'on ne peut rater qu'en faisant exprès), qu'il a été à l'emploi d'un ou de plusieurs architectes pendant au moins un an, maintenant deux, (sous forme d'une lettre que le patron doit faire assermenter sous peine de passer pour un menteur aux yeux de ses confrères), et, dernière condition mais non la moindre, de verser les frais d'inscription de $100 et la cotisation annuelle de $80. Une fois toutes ces pièces versées au dossier, l'inconnu peut porter le titre d'architecte et se prévaloir de tous les droits et privilèges que ce titre confère! Autant dire que l'article 9 de la Loi des architectes n'a jamais reçu son application intégrale. Cet article prévoit que "des examinateurs s'assureront et feront rapport des qualités des personnes qui se présentent pour l'admission à l'étude ou à la pratique de l'architecture." Depuis ses origines, l'Association a-t-elle jamais exercé un contrôle de l'admission à *l'étude* de l'architecture? J'en douterais fort. Quant à l'exercice de la profession, du moment qu'il a fourni toute la preuve précitée, le candidat y a automatiquement droit. Semblable situation anormale ne pouvait durer. Aussi, il me fait plaisir de faire part au membres de l'Association que le Comité des membres et bourses d'études s'est résolument mis à la tâche et a enfin décidé de mettre en vigueur l'article 9 de la Loi, du moins en partie. Comme suite à l'adoption du Bill 246 à la dernière session de la législature provinciale, le candidat devra maintenant faire au moins deux années de cléricature et le patron aura un rôle sérieux à jouer. Il ne lui suffira plus de déclarer que tel candidat a été à son emploi durant telle période de temps, mais il faudra qu'il détaille les travaux exécutés par le stagiaire et le temps qu'il a consacré aux différentes phases de la construction d'édifices. Ce n'est qu'au terme de cette cléricature, la logique le voulait, que le candidat pourra se présenter à l'examen de pratique professionnelle qui, lui aussi, subira des transformations radicales dans un avenir prochain. C'est l'opinion de celui qui écrit ces lignes que l'AAPQ devrait faire subir des examens oraux à chacun des candidats à l'admission. Comme les professeurs à l'Ecole ont déjà fait passer des examens à ce candidat, il serait tout-à-fait normal, il me semble, que les oraux se passent devant des architectes en exercice, de façon à vérifier de manière concrète si le futur architecte peut joindre la pratique à la théorie. En attendant, on peut tout de même se féliciter que ça bouge.

Jacques Tisseur

REGISTRATIONS

AAPQ

June 5, 1961

Bergman, Maurice, 53 McNider Ave., Montréal, P.Q.

Bissonnette, Jacques, 388 ouest, rue St-Vallier, Québec, P.Q.

Gagnon, Guillaume, 1315, avenue William, Sillery, Québec 6, P.Q.

Gauthier, Paul, 26 De la Colline Nord, Sainte-Foy, Québec 10, P.Q.

Guité, Gilles, 20, rue Elgin Granby, P.Q.

Rousseau, Francois, 125, sud, rue Myrand, App. 2, Québec 10, P.Q.

Ste-Marie, Paul, 851, rue Carrington, Sept-Isles, P.Q.

Tremblay, Charles-Eugène, 6, rue Laurier, Kénogami, P.Q.

Aug. 7, 1961

Sirlin, Morley, B.Arch, University of Manitoba, 166 Wilson Avenue, Toronto 12, Ont.

COMING EVENTS

9th and 10th November, 1961
Fifteenth Canadian Soil Mechanics Conference
sponsored jointly by the Associate Committee on Snow and Soil Mechanics, NRC, Ottawa and the EIC
Queen Elizabeth Hotel, Montreal

November 15-17, 1961
Western Canadian Conference on School Architecture
Banff School of Fine Arts
Auspices of Alberta Association of Architects

November 30 and December 1, 1961
Engineering Institute on Paints
The University of Wisconsin
University Extension Division
Department of Engineering
Madison 6, Wisconsin, USA

Jan 28-Feb 3, 1962
"Banff Session 62"
Sponsored by Alberta Association of Architects

May 30-June 2, 1962
55th Annual Assembly
Royal Architectural Institute of Canada
Bayshore Inn, Vancouver, B.C.

PRODUCT INDEX

OCTOBER, 1961

Products advertised in this issue listed in accordance with RAIC-AIA Standard Filing System

INDUSTRY

Osmose Pressure Treated Wood Products

The Osmose Pressure Treatment is a new and better application of "Osmose" preservatives. Manufactured and processed in Canada, Osmose Pressure Treated Lumber meets specifications of the Canadian Standards Association and the American Wood Preservers Association.

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For further information write: Osmose Pressure Treated Wood Products (Ontario) Ltd., Bancroft, Ontario.

◇

Seal-O-Matic and Slatekote

The complete line of Johns-Manville asphalt shingles for 1961 is described in a full-color brochure covering the self-sealing Seal-O-Matic and standard Slatekote roof shingles.

The brochure also provides a complete explanation of the Seal-O-Matic exclusive self-sealing properties.

Copies of the brochure are available in English (RF-85C) and French (RF-85CF) from Canadian Johns-Manville Co. Limited, 565 Lakeshore Rd. E., Port Credit, Ont.

A new High-efficiency Unit Filter From AAF

The AAF DRI-Pak Series 2000 is a new dry-type air filter of high efficiency, low resistance, compactness and unusual dust-holding capacity.

The DRI-Pak 2000 provides air cleaning efficiencies as high as 97% based on the National Bureau of Standards Dust Spot Method on Atmospheric Dust and is ideal for use in central air conditioning systems.

Cartridge life of the DRI-Pak is expected to be many months depending on the dust concentration, but can be extended appreciably by the use of a pre-filter which is incorporated in the standard design.

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For full details write: American Air Filter Co. Inc., Louisville, Kentucky.

Honeywell Zone Control Manual

Residential zone control — suiting temperatures within a home to occupancy needs — is discussed in detail in a new 24-page illustrated dealer manual published by Honeywell Controls Limited. The booklet is designed to give dealers a thorough understanding of zone control.

In three sections, the manual discusses conditions where zoning should be considered in existing as well as new homes; presents each Honeywell Zone Control method for systems using forced hot water and two-pipe steam; explains various features and operating characteristics of Honeywell controls used in several hydronic zone systems. Illustrations and diagrams show typical layouts and installations covering a wide variety of temperature requirements.

For further information, write to Merchandising Division, Honeywell Controls Limited, Vanderhoof Ave., Toronto 17.

Sendzimir Galvanizing Unit

Two new, significant production units representing a combined investment exceeding $33 million have been brought into operation by The Steel Company of Canada, Limited.

Installation of the Sendzimir galvanizing unit in addition to Stelco's existing Wheeling Line makes that Company perhaps the most diversified galvanized steel product producer on this continent.

Addition of the new Open Hearth furnace brings Stelco's annual steelmaking capacity to 3,000,000 tons.

Two pioneering features of Canadian construction are represented in Stelco's new facilities. The 1700-foot building housing the galvanizing unit is the largest in Canada ever fabricated in Canada from rigid frame design. Stelco steel plates were welded to form structural supports instead of importing rolled structural members not produced in this country.



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Architects: Marani, Morris & Allan.
General Contractor: Pigott Construction Company Limited
Stone Fabricator: Martineau & Deschambault Quarries Inc., Montreal.

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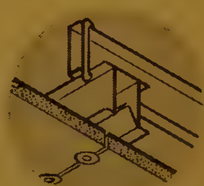
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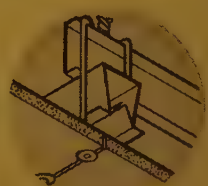
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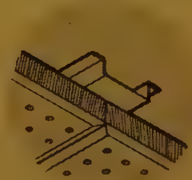
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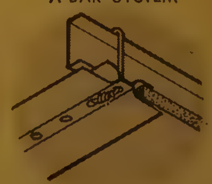
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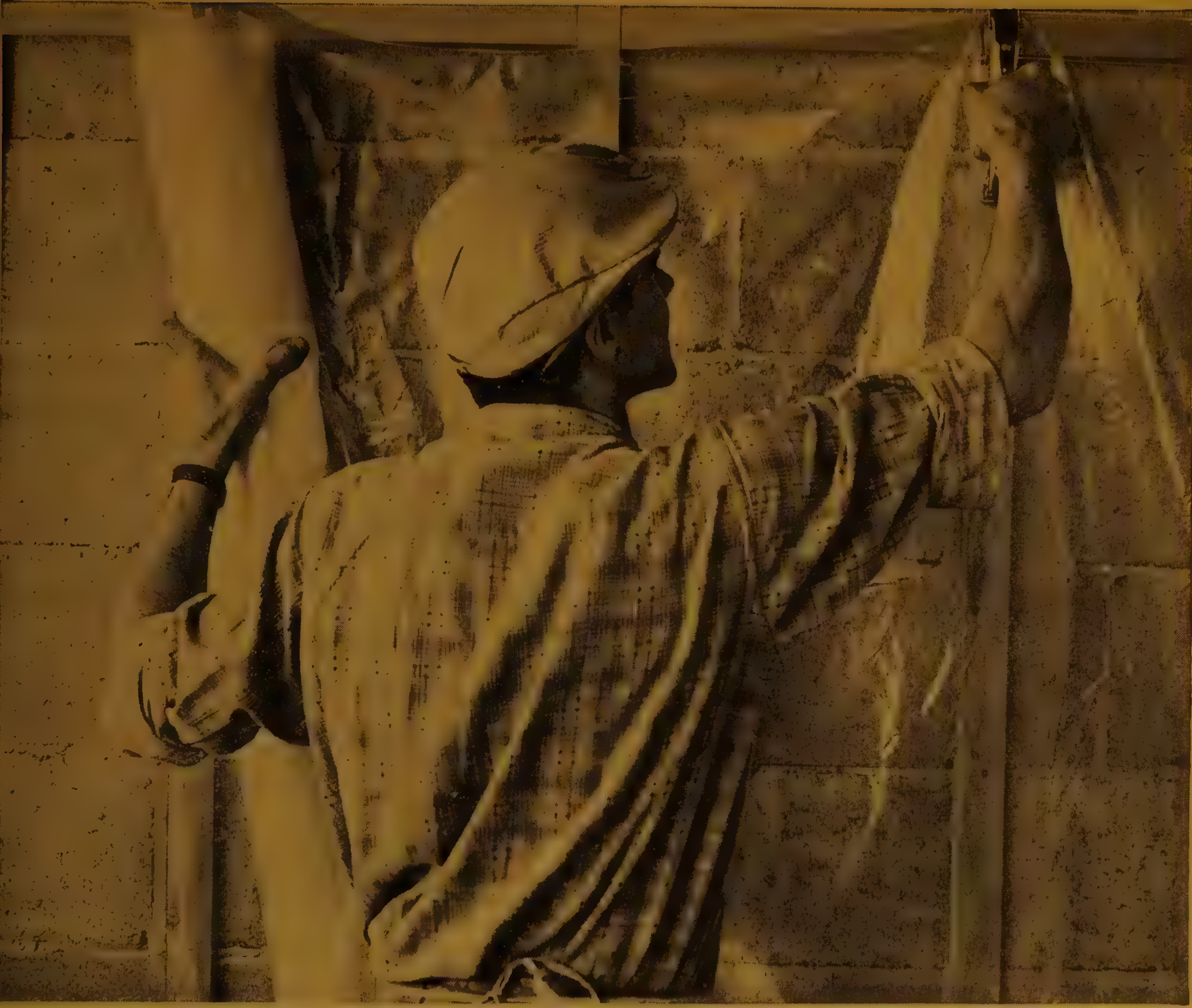
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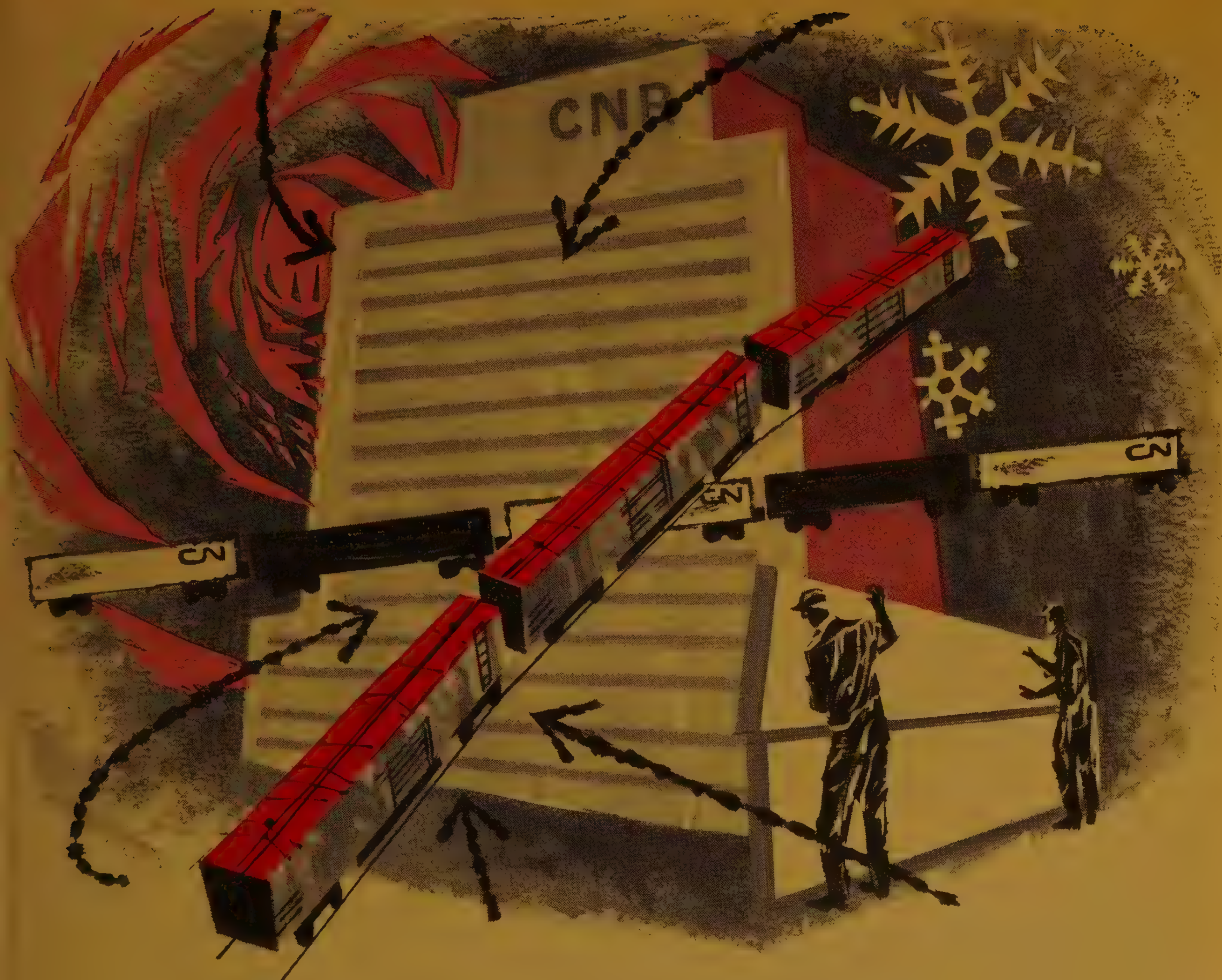
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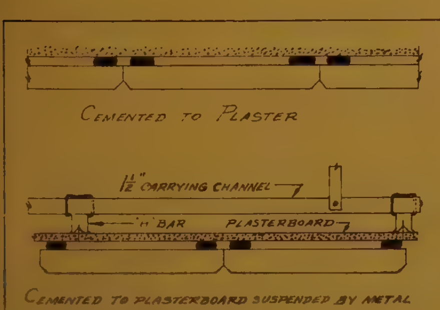


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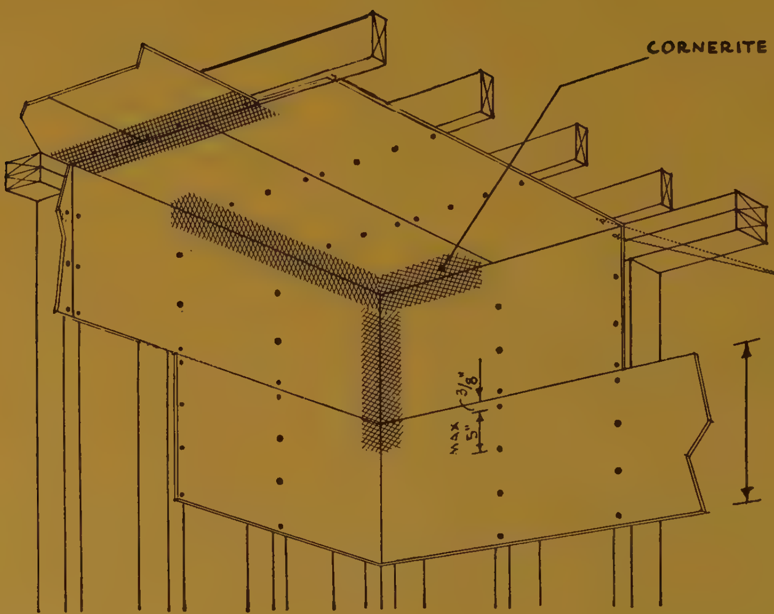
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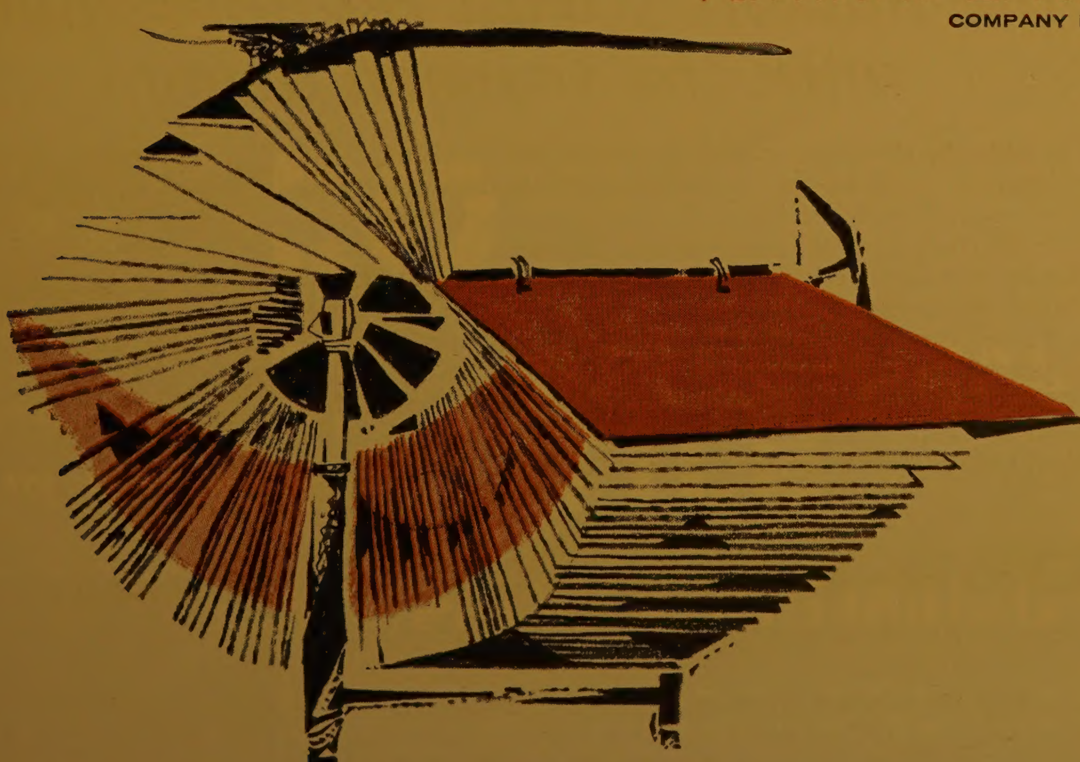
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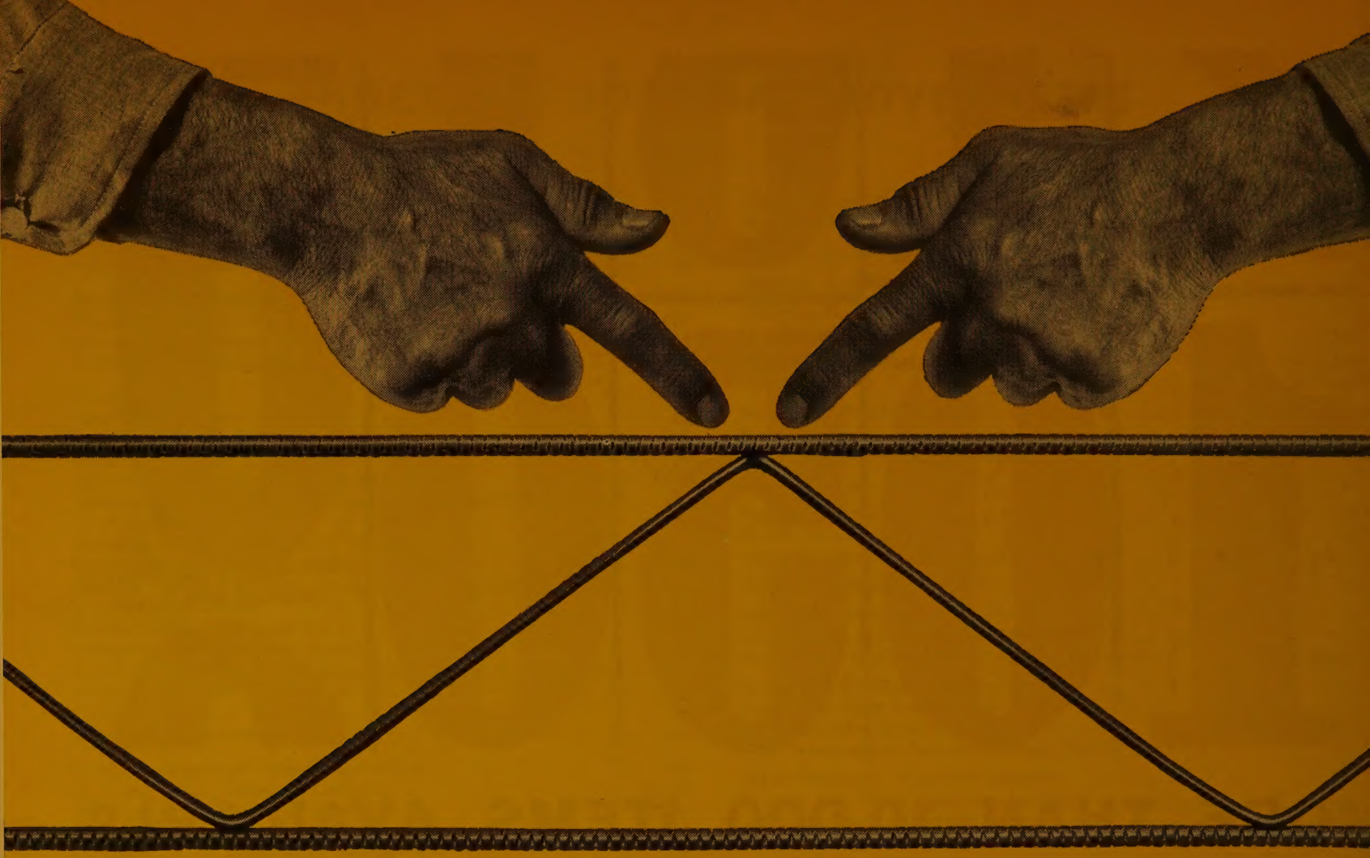
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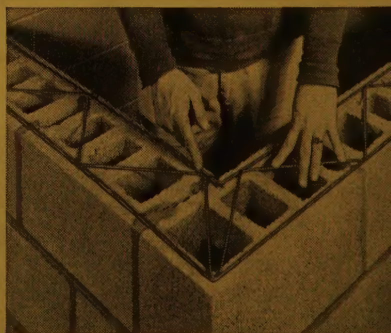
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